

# 2 Derby Parade, Caulfield North, Vic 3161

## House For Sale

Wednesday, 19 June 2024



2 Derby Parade, Caulfield North, Vic 3161

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 430 m2

Type: House



David Thomson  
0395261999



Leor Samuel  
0395261999

**\$1,500,000 - \$1,600,000**

Ideally located in a prime park edge precinct & surrounded by period homes, this freestanding double fronted period residence presents an exciting opportunity to enter a blue chip locale. Whether you are a renovator, astute developer or savvy investor this single level home on a 430m<sup>2</sup>\* allotment with GRZ1 zoning is an opportunity you don't want to miss. Pursue exciting options to renovate & revive or rebuild a luxurious family home or consider as a townhouse development site (STCA) as a right of way (R.O.W) lane way offers side access across the property. The current configuration of the house comprises an elevated front porch & long entrance hallway & delivers three well-proportioned bedrooms with expansive built-in robes. The hallway culminates in a living & dining zone served by a functional kitchen with access to vast paved rear courtyard with undercover areas. Other features include a central bathroom, separate laundry & an externally accessed toilet & storage shed. Enviably situated in an elite locale close to well regarded schools, shops, vibrant cafes, public transport & the magnificent Caulfield Park. Don't miss your opportunity to capitalise on this fantastic address! \*Approximate Title Dimensions.