

# 2 Shoubra Drive, Highton, Vic 3216



## House For Sale

Wednesday, 10 July 2024

2 Shoubra Drive, Highton, Vic 3216

Bedrooms: 4

Bathrooms: 3

Parkings: 5

Area: 1292 m2

Type: House



Kieron Hunter  
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## **\$1,200,000 - \$1,300,000**

A once in a lifetime, first time to market opportunity awaits. Located in the quiet, established and tightly held Shoubra Estate - Highton's premier estate - is this 1292m<sup>2</sup> corner block set over 2 titles. The options are exciting to say the least, whether you are looking to secure a large blue-chip parcel in this esteemed estate for your dream home or development site or you have been searching for a well built home to renovate and extend or you are simply an astute buyer that knows a good opportunity when they see it. This property deserves your attention. The offering lends itself to a straightforward cosmetic update or renovation to the home, potentially build another dwelling (STCA) on the parcel of land or simply sell it off as is. The options are plentiful. The beautiful established trees and surrounding homes give the location an air of quality and grandeur renowned of the Shoubra estate. Its location is one of convenience and exclusivity within walking distance to either Highton Primary, Montpellier Primary and even Bellaire Primary and a 10 min walk to Christian College Middle School. A 4min walk to the Highton village and reserve you have all the recreation, education and shopping needs at your fingertips. The home itself is well laid out, thoughtfully elevated with tree top views across the valley. It features a fireplace in the living room and comprises 4 bedrooms, 3 bathrooms and two living areas and either a rumpus or purpose built 3 car Garage that adjoins the massive Shoubra Drive Frontage with another double car carport with access from Kerem Cres. This property has great street appeal and deserves an inspection from any astute purchaser who's been waiting for a dream home location.