

**20 Morwell Avenue, Watsonia, VIC, 3087**

**Nelson Alexander**

**Sold House**

Monday, 26 August 2024

20 Morwell Avenue, Watsonia, VIC, 3087

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Attention All Investors, Builders & Developers!**

Bundled with approved planning permits for ten brand new apartments, this prime piece of real estate is every developer's dream! Reinvent the current home as a state-of-the-art complex in this fantastic central location, just in time to take full advantage of soon-to-be-upgraded Watsonia Town Square.

The existing property is sitting pretty on approx. 970sqm, favourably positioned with approx. 21.34m frontage to prominent Morwell Avenue. The current layout comprises generous living and dining, spacious kitchen, 3 large bedrooms with BIRs and a full central bathroom plus toilet and laundry.

The side driveway provides off-street parking, with a single lock-up garage and massive backyard behind the home. The approved permits are drafted and ready to go, beautifully designed with ten contemporary apartments and a stunning modern exterior with onsite parking, bike racks and storage.

There's no finer time for development with Watsonia Town Centre set to receive a magnificent overhaul. Brand new community facilities will send the value soaring on this already beloved locale, set to include everything from new trails and parkland to multi-use areas, parking and so much more.

Convenience is already sky-high with just footsteps to Watsonia RSL, shops, cafes and restaurants, plus effortless travel to the city via Watsonia Station and buses. Walk to Watsonia Primary and Greensborough College, or travel easily to La Trobe University and RMIT Bundoora for even wider family appeal.

Gresswell Forest Wildlife Reserve is nestled to the west, while there's potential for views to the Dandenongs over to the east. Greensborough Plaza and Northland Shopping Centre are minutes away, or travel down to charming Macleod, friendly Rosanna or busy central Heidelberg for further amenities.