

206 Murrindal Drive, Rowville, Vic 3178



House For Sale

Saturday, 29 June 2024

206 Murrindal Drive, Rowville, Vic 3178

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1216 m2

Type: House



Leigh Kelepouris
0395682000



Ellena Orologas
0481332992

Auction (\$1,500,000 - \$1,650,000)

Welcome to a rare and lucrative development opportunity in the heart of Rowville. This expansive property, set on approximately 1216m², boasts an existing house with additional commercial potential, making it a prime investment for developers and business owners alike. The main residence features three spacious bedrooms, one bathroom, and an additional toilet for convenience. A separate study provides a dedicated workspace, while the laundry area ensures practicality for everyday living. The property also includes a double lock-up garage, offering ample storage and security for vehicles. Situated on a corner block with NRZ4 zoning, this site includes a retail space of approximately 287m², complemented by 12 dedicated car spaces in addition to the double garage. This unique setup makes it ideal for those looking to capitalise on mixed-use development potential. The property is in fantastic original condition, showcasing a classic brick veneer build. Its prime location opposite Karoo Primary School and within walking distance to Waterford Valley Golf Course, local parks, and reserves, enhances its appeal. The site's street frontage and accessibility further add to its desirability. This development site is perfect for visionary developers aiming to create a thriving residential and commercial hub. The ample space, strategic location, and existing amenities offer endless possibilities for future growth and profitability. Don't miss out on this exceptional opportunity to invest in a property with vast potential in one of Rowville's most sought-after areas. Contact us today to explore the possibilities at 206 Murrindal Drive, Rowville. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>