

# 3 Lockley Street, Hadfield, Vic 3046



## House For Sale

Sunday, 23 June 2024

3 Lockley Street, Hadfield, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

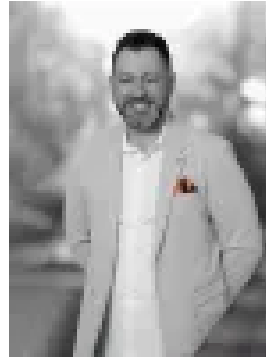
**Parkings: 4**

**Area: 697 m2**

**Type: House**



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**\$785k - \$845k**

Discover the potential at 3 Lockley Street, Hadfield, a prime piece of real estate set on an expansive 697m<sup>2</sup> (approx.). This property offers endless possibilities, from developing multiple Townhouses or units to renovating or building your dream home (STCA). The existing home is in excellent condition, perfectly positioned within walking distance to West Street Shopping Village, Westbreen Primary, Northern Golf Course, and Pascoe Vale Girls Secondary College. Enjoy the convenience of nearby parklands, transport links, and superb freeway access via Citylink and the Western Ring Road. This is a rare opportunity not to be missed! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Weatherboard House
- Single Level Home
- Built-in 1960's approx.
- Land size of 697m<sup>2</sup> approx.
- Building size of 19sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with gas appliances, ample benchtops & cupboard space, finished with linoleum flooring
- Sizeable open-plan meals area & separate living zone
- Study/home office or 4th bedroom
- 3-Bedrooms with carpeted flooring
- 1-Bathroom with shower over bathtub, single vanity, toilet & tiled flooring
- Laundry with single trough
- Heating & cooling
- Additional features include
- Landscaped gardens front & rear with trees, garden beds, lawns & garden shed
- Double carport with driveway for additional parking
- Potential Rental: \$500 - \$550 p/w approx.

**THE AREA:**

- Close to West & East St Shopping Village
- Gowrie, Glenroy, Merlynston & Fawkner train station & bus hub
- Surrounded by parks, reserves & local schools
- Only 12.5km from the CBD with easy City Link, Ring Road, & airport access
- Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:**

- An exceptional opportunity in Hadfield to create your dream home or investment (STCA)
- Prime Hadfield location near schools, shops, parks, & transport

**THE TERMS:**

- Deposit of 10%
- Settlement of 30/45/60 days

Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button...  
\*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

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