

32 Thomas Street, Laverton, Vic 3028



House For Sale

Saturday, 29 June 2024

32 Thomas Street, Laverton, Vic 3028

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 600 m2

Type: House



Sunny Kumar
0433002485



Daniel Kennedy
0439391073

\$890,000 to \$950,000

Stockdale & Leggo is excited to present a unique opportunity to purchase 32 Thomas Street, Laverton, with approved plans and permits for 5 triple-storey townhouses. Each townhouse is designed with 3 bedrooms, 2 bathrooms, a powder room, balcony, 2 car spaces, and much more. Additionally, Dwelling 5 boasts 3 bedrooms, a powder room, 3 bathrooms, and 2 car spaces. The current property is a 4-bedroom, 1-bathroom home situated on approximately 600m² of land, in a rentable condition. This allows you to generate rental income while arranging investments for construction, aiding your cash flow as the project progresses.

Key Features:

- **Development Potential:** Approved plans and permits for 5 triple-storey townhouses.
- **Current Dwelling:** 4 bedrooms, 1 bathroom on approx. 600m², providing rental income.
- **Corner Block:** 605m², just 250m from Laverton Station, re-zoned to "Residential Growth Zone".
- **Prime Location:** Classified as Growth Zone: Ideal for development and investment.
- **Minutes Walk to Laverton Train Station:** Easy and convenient commuting.
- **Close to Laverton Shops & Restaurants:** Everything you need is nearby.
- **Surrounded by Green Parks and Spaces:** Enjoy nature and outdoor activities.
- **Quick Access to M1 Freeway:** Reach the CBD quickly and easily.
- **Nearby Amenities:**
 - **Educational Institutions:** St Martin Primary School, Jennings Street Primary School, Laverton P-12 College.
 - **Facilities:** Laverton Public Gym & Pool, Laverton Medical Hub, Child Care facilities.
 - **Transport:** Laverton & Aircraft Train Stations, direct entry to the freeway for a 20km trip to the city.

Don't miss out on this fantastic opportunity. Contact us today for more information or to schedule a viewing!

Disclaimer: Please note that all information in this advertisement is accurate to the best of our knowledge. We recommend interested parties undertake their due diligence, please refer to the following link: <http://www.consumer.vic.gov.au/duediligencechecklist>. Open for inspection times are subject to change; please check online on the day for the latest information.