

**37 McLennan Street, Braybrook, VIC, 3019**

**House For Sale**

Wednesday, 2 October 2024



37 McLennan Street, Braybrook, VIC, 3019

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Rare Opportunity for Developers and Investors: Prime Development Site

Discover an unparalleled opportunity to acquire two expansive allotments, each approximately 645m<sup>2</sup> approx., with an impressive frontage of approximately 15.3 meters. This exceptional site is ideally suited for builders, developers, and astute investors seeking a lucrative venture in Melbourne's thriving property market.

### Key Features:

**Size and Potential:** Perfect for building up to 3-4 townhouses (subject to council approval). The site is primed for a high-yield development project, with ample space for modern, desirable living spaces.

**Desirable Location:** Situated in a sought-after area close to Central West Plaza, residents will enjoy convenient access to shopping, dining, and entertainment options. Multiple bus routes and Tottenham train station provide easy connectivity, while proximity to Highpoint Shopping Centre and the CBD (just under 11km away) ensures unparalleled convenience.

**Educational and Recreational Amenities:** Zoned for respected schools including Braybrook College, Christ the King Primary, and Caroline Chisholm College, the area also boasts numerous local sporting reserves, catering to a family-friendly lifestyle.

**Investment Potential:** Whether you're looking to capitalise on the demand for quality housing or seeking a strategic investment opportunity, this development site promises substantial returns. Builders and developers will appreciate the feasibility for substantial townhouse construction, while investors can leverage the burgeoning property market in this highly sought-after location.

While the focus is on development potential, individual buyers have the option to purchase either allotment separately, offering flexibility in investment strategy and development scale.

Don't miss out on this rare chance to secure a prime development site with the potential to build up multiple townhouses in a rapidly growing area of Melbourne. An ideal location offering convenience and amenities, this opportunity represents a sound investment in Melbourne's dynamic real estate market.

For more details and to arrange a site inspection, contact us today to discuss how you can capitalize on this exceptional opportunity.

**Note:** Every care has been taken to verify the accuracy of the details in this advertisement, however we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matters