

**4 Mia Mia Road, Broadford, Vic 3658**



**House For Sale**

Wednesday, 19 June 2024

4 Mia Mia Road, Broadford, Vic 3658

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1226 m2**

**Type: House**



Gavin Henderson  
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**\$459,000 - \$479,000**

Welcome to an exceptional investment opportunity in a prime location, featuring a generous 1,226m<sup>2</sup> block. This property, once holding a planning permit for three single-storey townhouses (now expired), offers endless possibilities for redevelopment (STCA). Currently, the comfortable 2-bedroom dwelling on the site is tenanted by a long-term tenant who is currently on a month-to-month basis lease but would like to keep tenanting the property. This makes it an ideal situation for those looking to collect rental income while planning future construction. Inside, the home is equipped with modern amenities, including floating timber-look flooring in the lounge and master bedroom, providing a warm and inviting atmosphere. The lounge features a gas heater, perfect for cosying up during cooler months, while the meals area offers an air conditioner for year-round comfort. The master bedroom includes built-in robes and shares the same stylish flooring, enhancing the home's appeal. Step outside to a spacious rear porch, leading to a vast, level backyard that holds great potential for development or recreational use. A single carport provides convenient parking, adding to the property's practicality. Seize this unique opportunity to renew the previous planning permit for three dwellings (STCA) and maximize the value of this large, well-located block. Whether you're an investor or a developer, this property is primed for future growth. Don't miss out on the chance to turn this perfect scenario into your next project. Contact us today to learn more and arrange a viewing - call Gavin Henderson on 0408 359 764.