

**40 Grevillia Road, Oak Park, Vic 3046**



**House For Sale**

Tuesday, 2 July 2024

40 Grevillia Road, Oak Park, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

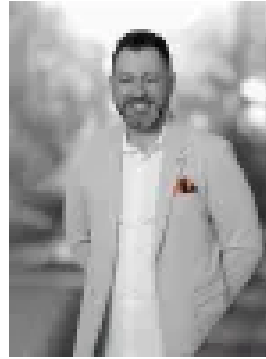
**Parkings: 4**

**Area: 585 m2**

**Type: House**



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**\$895k - \$945k**

Welcome to 40 Grevillia Road, Oak Park, where opportunity knocks! Nestled on an expansive 585m<sup>2</sup> (approx.) allotment with an impressive 18.3m (approx.) frontage, this classic weatherboard home is your canvas for future dreams. While the existing home requires some tender loving care, the true value lies in the land and its superb location. Renovate the current structure, start fresh with your dream home, or explore development options (STCA) - the possibilities are endless. Situated in the heart of Oak Park, you'll find yourself just a stone's throw away from bustling shops, charming cafes, reputable schools, serene parks, and the convenient train station. Embrace the vibrant community and lifestyle that awaits you. Don't miss out on this rare chance to secure a prime piece of real estate with immense potential. Whether you're a renovator, builder, or developer, 40 Grevillia Road is the perfect starting point for your next project. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Single Weatherboard House
- Built-in 1950s approx.
- Land size of 585m<sup>2</sup> approx.
- Building size of 16sq approx.
- Frontage: 18.3m approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with appliances, benchtops, ample cupboard space
- Sizeable meals & living zone
- 3-Bedrooms
- 1-Bathroom with shower, vanity, separate toilet & Laundry
- Gas wall heating & ceiling fans
- Established gardens front & rear with trees, garden beds & lawns
- Single garage plus driveway for additional parking
- Potential Rental: \$550 - \$600 p/w approx.

**THE AREA:**

- Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips.
- Oak Park & Glenroy train station & bus hub
- Surrounded by parks, reserves & schools
- Only 11.5km from the CBD with easy City Link, Ring Road, & airport access
- Zoned Under the City of Merri-bek - General Residential Zone

**THE CLINCHER:**

- Impressive 18.3m frontage offering unparalleled development & design possibilities
- Prime Oak Park location, steps from shops, cafes + train

**THE TERMS:**

- Deposit of 10%
- Settlement of 60/90 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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