

**48-50 Kenmare Street, Mont Albert, Vic 3127**

**buxton**

**House For Sale**

Saturday, 29 June 2024

48-50 Kenmare Street, Mont Albert, Vic 3127

**Bedrooms: 8**

**Bathrooms: 6**

**Parkings: 4**

**Area: 2367 m2**

**Type: House**



Leo Xu

0390130160



Ivy Ye

0425860299

## Contact Agent

Nestled at 48-50 Kemare St, Mont Albert, this exceptional property presents a lucrative dual-block development opportunity spanning over 2367 SQM approx. With plans and permits already in place for 10 meticulously designed three-story townhomes, the stage is set for a transformative project in one of Melbourne's most sought-after suburbs. Currently gracing the site are two charming brick houses, adding a touch of character and immediate rental potential during the development phase. Situated strategically, the property enjoys excellent connectivity with nearby public transport options, including trams and buses, ensuring convenience for future residents. Mont Albert's allure is further enhanced by its vibrant community atmosphere, with local cafes, the bustling Box Hill Shopping Centre, and the quaint charm of Balwyn Village just moments away. Families will appreciate the proximity to renowned private schools, while the zoning for Mont Albert Primary School and Koonung Secondary College underscores its appeal to education-focused buyers. This is more than a property investment; it's an opportunity to shape the landscape of Mont Albert's residential future. Whether you're a seasoned developer or an astute investor, don't miss out on the chance to capitalize on this prime location and the potential it holds for growth and prosperity.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.

<http://www.consumer.vic.gov.au/duediligencechecklist>