

**66 Alkira Avenue, Norlane, Vic 3214**



**House For Sale**

Wednesday, 10 July 2024

66 Alkira Avenue, Norlane, Vic 3214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 640 m2**

**Type: House**



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**\$409,000 - \$459,000**

A remarkable opportunity with plenty of potential for investors, renovators or developers, subject to council approval (STCA). Situated on a large block of 640 sqm, this appealing home is strategically located backing onto Evans Reserve, only moments away from Barwon Health North Hospital, Northern Bay College, and ideally convenient to Alkira Avenue shops, Donnybrook Road shops and Corio Village Shopping Centre. Upon entering the residence, you'll be greeted by a generous family room with a split system air conditioner. This ample space seamlessly flows to the kitchen, making it a great hub for family interactions and guests. The layout includes three well-sized bedrooms and a full family bathroom. The home includes a separate laundry located toward the rear of the property, contributing to its apportioned functionality. Outdoors, you will find a large garage and huge shed at the back, perfect for storage or could possibly be converted to a studio or workshop. The home has aluminium windows, colourbond roof and has a new electrical switchboard. Needing some TLC the home offers the perfect opportunity to lift the home and add value. The property is set on a large block offering ample space for children's play, gardening enthusiasts, or potential to subdivide (STCA), capitalising on the growing popularity of the area. Because of its prime location, the property is quiet and serene, bordering the picturesque scenery of Evans Reserve. Whether you're an investor seeking to accrue a portfolio, a renovator looking for a project, or a developer seeking opportunities, this impressive property offering opens a world of exciting possibilities. Don't miss this opportunity! Due Diligence checklist are available at [www.consumer.vic.gov.au/duediligencechecklist](http://www.consumer.vic.gov.au/duediligencechecklist)