

**9 Linlithgow Way, Melton West, VIC, 3337**



**House For Sale**

Friday, 16 August 2024

9 Linlithgow Way, Melton West, VIC, 3337

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Renovated Home with Approved Plans & Permits

This rare property offers not only a renovated and move in ready home but also a prime opportunity for development. Situated in a sought-after location, this property comes with approved plans and permits with no demolition of the existing property required, making it ideal for investors and developers or homeowners looking to expand.

Existing home comprising of 3 generous size bedrooms, central light filled and renovated bathroom. Open plan living with well-appointed kitchen and meals area.

Key features including

• Development Ready: Approved plans and permits for a 3 Bedroom, 2 Bathroom unit, keeping the existing property, offering exceptional investment potential.

• Move-in Ready: Enjoy the comfort of a renovated home while planning your future project or enjoy the spacious back yard.

• Prime Location: Close to schools, shops, and bus stops, offering convenience and growth potential.

• 816sqm approx. Corner block

• 2 Toilets

• Study space

This property provides the perfect blend of immediate comfort and long-term investment opportunity. Seize the chance to develop your vision with all approvals in place! Contact Zoe Crooks on 0426 796 001.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Check List:

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