

244 Bells Road, Smythes Creek, Vic 3351



Lifestyle For Sale

Wednesday, 10 July 2024

244 Bells Road, Smythes Creek, Vic 3351

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 4 m2

Type: Lifestyle



Mark Nunn
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Josh Gay
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Expression of Interest Closing 13th August at 5PM

Situated in the picturesque surroundings of Smythes Creek, this charming 3-bedroom brick house offers a tranquil retreat on a sprawling 10-acre development site. Positioned strategically in a rapidly evolving area slated for future rezoning, this property presents a unique investment opportunity. With the property zoned for rural living and positioned in the next re-zoning precinct, potential exists to subdivide and create up to 52 lots. Calculated at an average size of 464m² per lot (or 15.5 lots per hectare), this presents an enticing prospect for developers and investors looking to capitalize on the growing demand for residential property in the area. The location boasts a serene rural ambiance while being conveniently close to essential amenities such as the Delacombe Town Centre. Residents can enjoy the peace and quiet of country living with the convenience of being just a short drive from local schools, shops, and recreational facilities. Step inside the home to find a well-appointed interior featuring two spacious living areas, perfect for both relaxation and entertainment. The kitchen is a culinary enthusiast's dream, equipped with a 600mm oven and ample benchtop space, ideal for preparing delicious meals for family and friends. The house, built in 1994, has been lovingly maintained and offers three comfortable bedrooms, ensuring plenty of space for a growing family or guests. Two bathrooms provide convenience and privacy, with one being an ensuite attached to the master bedroom. Outside, the expansive outdoor area beckons with endless possibilities. Whether you envision creating lush gardens, establishing hobby farms, or simply enjoying the vast open space, this property accommodates all your outdoor aspirations. Don't miss out on this rare opportunity to secure a slice of countryside paradise with future potential. Schedule your inspection today and envision the endless possibilities awaiting you at 224 Bells Road, Smythes Creek.