

**37 McCormicks Road, Carrum Downs, Vic 3201**



**Residential Land For Sale**

Saturday, 29 June 2024

37 McCormicks Road, Carrum Downs, Vic 3201

Area: 2016 m2

Type: Residential Land



Olivia Benzur

0432744665

**\$1,650,000 - \$1,800,000**

Nestled on McCormicks Road, this expansive land parcel is perfectly positioned near bustling shops and essential amenities. Ideal for visionary developers, seize the chance to transform this prime location into something extraordinary. With its strategic appeal and abundant space, the potential is limitless. Features:

- Rare half-acre (approx. 2,016 sqm) flat allotment, ideal for redevelopment
- Approved with plans and permits for 9 townhouses
- Located mere steps from Carrum Downs Plaza, shops, parks, public transport, and excellent schools
- Existing three-bedroom home ready for demolition to pave the way for modern development
- 900 metres to Skye Primary School, 1.4 kilometres to Flinders Christian Community College
- Approximately 160 metres to the shopping plaza, ensuring convenience for residents
- Easy access to Melbourne CBD via Eastlink Freeway, approximately 45 minutes' drive
- Highly sought-after suburb known for its amenities, schools, and proximity to beaches and golf courses

If you would like a copy of the Section 32, Vendors Statement please email us. For further information please call Olivia Benzur on 0432 744 665 or Bryce Houston on 0405 241 001.