

# 58 & 60 Alto Avenue, Croydon, Vic 3136

## Residential Land For Sale

Thursday, 11 July 2024

58 & 60 Alto Avenue, Croydon, Vic 3136

Area: 1800 m2

Type: Residential Land



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**\$985,000**

Presenting an extraordinary opportunity with frontage on two of Croydon's premier streets, 58 & 60 Alto Avenue and 27 & 29 Glen Avenue. This offering includes two large, individually-titled parcels of land, each measuring approximately 1,800sqm. These blank canvases, with their proud elevation, invite the creation of a couple of stunning lifestyle residences. With panoramic views of the Mount Dandenong Ranges, the scene is set to craft something truly special (STCA). Given their sizes, another viable option is to halve and title the blocks, which as an investor, could prove very lucrative (STCA). If you've been waiting for a dream opportunity then we suggest you act swiftly, as outstanding offerings such as this are few and far between.

**At A Glance:**

- Two individually-titled blocks of land
- Each measuring approximately 1,800sqm
- Dual street frontage on Alto Avenue and Glen Avenue
- Spectacular views of the Mount Dandenong Ranges
- Potential to carve both blocks in half and title them (STCA)
- Walking distance to Croydon's top-notch amenities

**You'll Love:** The prime location of this offering, with Croydon's recently revamped shopping and transport hub situated at the end of the street. This hub features a new sky rail train station, a shopping centre with specialty stores, a dining hall plus major supermarkets Coles and Aldi. Croydon's vibrant Main Street is also within an easy stroll, as are parks, reserves, childcare centres, kindergartens and primary schools. Esteemed secondary colleges such as Luther and Yarra Valley Grammar are accessible within a few minutes' drive. EastLink is less than 5kms away for effortless commuting, as is major shopping mecca, Eastland. We donate a portion of our fee from every property transaction to the Woodards Foundation to support people experiencing homelessness, family violence and social isolation.