

Sold

11 REGENT AVE, SPRINGVALE, VIC 3171

43.7m

18.8m



11 Regent Ave, Springvale



## Renovate, Rebuild or develop, the choice is yours! (STCA) 831m2 approx

LARGE RECTANGULAR BLOCK 831m2 approx.

*Here is an exceptional opportunity to secure a prime location property!*

Renovate, Rebuild or develop, the choice is yours! (STCA)

SOI: \$990,000 - \$1,090,000

Australian National Real Estate is pleased to present this wonderful property offering a great lifestyle in a convenient location.

### THIS PROPERTY IS IDEAL FOR EVERYONE:

- Family looking for the perfect home
- Renovators looking to renovate for potential great returns
- Investors looking for the perfect opportunity to invest with potentially great returns
- Developer considering a development project (STCA)
- Land bankers for perfect opportunity to rent out home and self-contained units for great returns.

Consisting of a home, a self-contained unit, plentiful off-street parking the possibilities here are endless. Renovate or redevelop.

Bursting with retro character and yesteryear charm, enjoy unique interiors with soaring ceilings, ornate cornices, glimpses of original parquet flooring, and panelled timber walls that radiate a feeling of warmth and calm.

Boosting appeal and potential for future rentability, vibrant amenities are just

3 1 2 831 m2

Price SOLD for \$1,150,000

Property Type Residential

Property ID 4110

Land Area 831 m2

### Agent Details

Las Widanage - 0429 115 115

Alexandra Visic - 0403 918 507

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### Office Details

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a short stroll away, including Springvale Shopping Centre, Springvale Station, and several schools.

## **PROPERTY SPECIFICATIONS**

- Keep existing home and potential unit development in the rear of the property. (STCA)
- No Easements
- Close to Public Transport - Springvale Station and Bus stops
- Beautiful features including high ceilings, parquet flooring, and Fireplace
- Close to shops, schools, and parks short drive from university and hospital
- Surrounded by major roads
- Excellent development opportunity (STCA)

## **THE LOCATION**

It is so conveniently located within walking distance to the vibrant Springvale Central, Public Transport - Springvale Train station, Bus stops, Springvale library,

IKEA Homemaker Centre, Medical Clinics, including the highly regarded schools and a fantastic assortment of restaurants, cafes, and continental grocers,

Easy access to Princes Highway, Monash Freeway, EastLink, highly regarded Monash University and Monash Hospital,

Sandown Racecourse, Spring Valley Golf Club, Sullivan, and Glendale Reserve much more adds lifestyle appeal.

Zoning: General Residential Zone - Schedule 3

Terms: 10% deposit

Balance: 30/60/90 days

Photo ID Required for all Inspections

\*\*\* To comply with Government directions you will need to provide proof of double vaccination status upon attending any Open for Inspection with Australian National Real Estate

\*\*\* If you are of unknown vaccination status, please contact our agent to arrange a private inspection time.

Contact Las Widanage 0429 115 115 or James Grbac 0409 206 996 for more information or arrange a Private Inspection.

**DISCLAIMER:** To ensure the social distancing and public gathering guidelines set by the Australian Government are adhered to, it's imperative that you register to attend Australian National Real Estate private inspections. This will enable us to manage the number of people attending private inspections and coordinate a suitable time with you.

**DISCLAIMER:** The measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself with the exact dimensions of the property/land / or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*