

Auction this  
Sunday  
at  
1:30pm

16.94m

35.3m

599 sqm  
6450 sqft  
(Approx.)

11.6 ft

55'6 ft



**893 Centre Road BENTLEIGH EAST**

3 1 1

### A Brilliant Block With A Fantastic Future

**\$ 919,500**

This block of land measuring approximately 599 square metres/6450 square feet sets the stage for the very enticing future prospects on offer here. The potential is enormous, the options outstanding and the location in the keenly sought after Coatesville Primary School zone a huge bonus.

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Currently occupied by a three-bedroom home in need of renovation and/or extension to bring it up to date to meet today's contemporary needs, the allotment is far better suited to the creation of a brand-new luxury home or dual occupancy complex (STCA).

The existing residence with double garage, huge backyard and central heating is perfectly comfortable to let out to generate some rental income for now as you go about the process of acquiring the requisite plans and permits.

Adding to the exciting appeal is the convenient location, which is on the doorstep of buses, within walking distance to Coatesville Primary, St Peter's and St Catherine's Schools and

