



17 Ardwick Street BENTLEIGH

3 1 2

Park side land with approved plans and permits

\$ 1,572,000

Currently occupied by a liveable/lettable 3-bedroom home, this superbly located allotment of approximately 629sqm (15.24m x 41.3m) with a desirable northerly orientation comes complete with plans and permits for the development of 2 x luxurious, family sized town residences - each with 4/5 bedrooms (or 4 + study), 3.5 bathrooms, remote garage and an off-street car space. Given that all the hard work and effort in securing the requisite approval has already been carried out, thereby saving you precious time and money, this is an excellent prospect for developers and/or investors in a prime position. Less than 20 metres to Halley Park, just two blocks to Patterson's Village and Station and a walk to bustling Bentleigh Village, Our Lady of Sacred Heart College, Tucker Road Primary School and Brighton Secondary College, you couldn't pick a better spot to change the streetscape and make your mark than right here, right now in this burgeoning locale. You could also consider renovating the solid-brick home, which comprises of a large lounge, separate dining room, huge family room/bedroom, eat-in kitchen, sizeable bathroom and a deep two-car garage with workshop area.

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