

**24 Roxby Street, Manifold Heights, Vic 3218**

**GARTLAND**

**House For Sale**

Tuesday, 7 January 2025

24 Roxby Street, Manifold Heights, Vic 3218

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 789 m2**

**Type: House**



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## **\$1,000,000 - \$1,100,000**

Occupying approx. 789m<sup>2</sup>, this potential-packed property presents a terrific opportunity a short stroll from the Shannon Avenue shopping precinct. Whether you plan to build your dream home (STCA) or renovate, you'll need to act swiftly to avoid disappointment. The driveway provides vehicle access to the north-facing backyard, which is home to a bungalow & double garage. There is also rear lane access and water views are visible from a potential second story build. Minutes walk to Manifold Heights P.S. & the Shannon Avenue shopping precinct.

- Living room features an adjoining sitting room/study
- Kitchen/meals zone is equipped with an oven/electric cooktop
- Close to private colleges & Pakington Street
- Easy Ring Road access keeps you connected to Melbourne and the surf coast