

**43 Kenneth Street, Bulleen, VIC, 3105**



**House For Sale**

Sunday, 3 November 2024

43 Kenneth Street, Bulleen, VIC, 3105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Hero Thilakaratne  
0395559991

## **Unbeatable Value in Bulleen Move In Now, Develop Later!**

The groundwork is complete now it's your turn to reap the rewards!

Situated in a picturesque setting, backing onto the scenic Yarralean Trail, this property has undergone recent upgrades, including new floating timber flooring, blinds, a modern bathroom vanity, freshly painted gutters, a re-painted and re-sealed roof, a split-system air conditioner, and an updated kitchen.

Move-in ready, the home also offers future potential for redevelopment.

Plans and permits have already been approved for:

- Two standalone houses, offering a range of options for the new owners.
- Both houses have individual street numbers (43 & 45 Kenneth St Bulleen).
- Exceptional city views from the balconies of both houses.
- Both houses can be converted from 4-bedroom to 5-bedroom configurations as the current plans have 3 open spaces in each house to play around with.

Based on above information this property presents an exceptional opportunity for buyers seeking a versatile and peaceful living environment with the chance to buy now at an affordable price and potential for further development while enjoying the perks of future market appreciation.

Adding to the appeal is the ongoing development of Victoria's Big Build project in Bulleen, which includes the Bulleen Park & Ride and the construction of Victoria's longest road tunnels, enhancing connectivity and accessibility in the area.

The existing residence features a bright and inviting lounge area with gas heating and an adjoining kitchen equipped with a gas stove and meals space. Three generously sized bedrooms are conveniently located near a well-lit main bathroom, which includes a separate shower and bath. A separate laundry room provides access to a spacious backyard, perfect for outdoor living and entertaining.

Occupying a 601 sqm (approx.) block with extensive street frontage, the property is set opposite Balwyn North parklands. The backyard includes lush lawns, a covered seating area, a side gate for easy access, a garage, and a garden shed. An extensive driveway along the side offers ample off-street parking options.

Conveniently located within walking distance to numerous parklands, a childcare centre, a kindergarten and primary school.