

43 Orchard Crescent, Mont Albert North, Vic 3129



Residential Land For Sale

Friday, 22 March 2024

43 Orchard Crescent, Mont Albert North, Vic 3129

Area: 2406 m2

Type: Residential Land



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\$3,600,000 - \$3,800,000

Astute builders and developers will recognise the unique potential offered by this exceptional 2,406 sq m (approx.) vacant allotment in the quiet and leafy environment of Mont Albert North. Extending from its frontage in tree-lined Orchard Crescent to the Koonung Creek Reserve at the rear, the block is flanked by townhouse developments of comparable size. Seize the opportunity to make a superior contemporary statement (STCA), with proposed plans available for 6 double storey, luxury townhouses. The innovative 4 bedroom, 3 bathroom townhouses present a variety of floorplans to suit discerning families, downsizers and professionals. Each features an alfresco entertaining deck with either north-facing orientation or a parkland outlook. This family-focused locality embodies a tranquil pocket offering a peaceful lifestyle, yet future residents can look forward to the convenience of Balwyn East shops, supermarkets and eateries within an easy walk. Buses run on Belmore Road to Box Hill, Westfield Doncaster and the CBD. In the Koonung Secondary College zone, primary schools, Koonung Linear Park and the Koonung Trail are nearby.* Unique redevelopment opportunity * Vacant 2,406 sq m (approx.) allotment* Plans for proposed 6 townhouses (STCA)* 4 bedrooms and 3 bathrooms* Walk to shops, transport and parklandsTerms: 10% deposit, balance 60/90 days