



For Sale



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749.54m<sup>2</sup>

## Exceptional Scope in Blue-Chip Footscray - Prime

Opportunities of this scale and flexibility are becoming increasingly rare—this substantial 743m<sup>2</sup> (approx.) allotment presents an outstanding chance to secure a prized slice of Footscray's most tightly held and rapidly evolving precinct, just 9km from the Melbourne CBD. Behind its charming façade sits a classic three-bedroom residence, comfortable for today yet brimming with potential for tomorrow. Whether you're an astute investor, visionary developer, or a buyer looking to create a bespoke family masterpiece, this is a site that delivers on every level. Explore the possibilities to renovate, extend, rebuild, or capitalize on subdivision and redevelopment opportunities (STCA), enhanced by Victoria's fast-tracked planning pathways.

### PRICE

\$1,100,000 - \$1,200,000

### ADDRESS

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