

# FOR SALE

2000m<sup>2</sup>  
(approx.)

\$1,000,000

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## 13 Marsden Crescent, St Albans

Approximately 2000 m2 of Prime Land in Central St

Located within a 1 minute stroll to St. Albans Train Station, the busy central Alfrieda street shopping strip & close proximity to Victoria University, this unique development opportunity is primed for a large project. With a new zoning structure recently introduced by the local council which would allow a high density plan to be approved on this site (up to 4 levels - subject to relevant council approval), this golden opportunity will simply not present itself again in this generation!

Property Summary:

- The address measures approximately 2000 m2 in total over 2 lots and is being sold as one title
- The house consists of 3 bedrooms, 1 bathroom, refurbished kitchen and separate lounge
- The land is flat and easement free



Joseph Abraham



Taylors Lakes

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