

# FOR SALE



972.40 sqm  
(approx.)



**\$880,000 - \$920,000**

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## 22 Margaret Avenue, Bayswater

### CALLING ALL DEVELOPERS, BUILDERS & INVESTORS

SMS '22Margaret' to 0428 249 376 to receive buyer book. Developers, Builders and Investors, you'll want to own this outstanding development opportunity. Currently the 3 bedroom brick veneer home is returning \$1,433.90 pcm from a great tenant with a lease until November 2017. This prime piece of land approx 972 m2 zoned GR22, offers you the ability to build multiple dwellings on separate lots (STCA). Set in a prized location close to Central Boronia, and Bayswater South primary school. This pocket is highly regarded by families and investors alike. Huge returns are to be made in this convenient location where childcare, bus stops, kinder, Boronia Station and Township are all at your fingertips. Surrounded by quality schools, parks and walking tracks, with easy access to Knox City, EastLink and the delights of the Dandenong Ranges just down the road, these new lots/homes will be in



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