



# 31 DE HAVILLAND AVENUE, STRATHMORE HEIGHTS

 3  1  2

31 DE HAVILLAND AVENUE,  
STRATHMORE HEIGHTS VIC 3041

### MOVE IN, RENOVATE OR DEVELOP

Fantastic opportunity to live in this high demand pocket of Strathmore Heights.

The property sits on a very generous corner block with a parcel of 533 m2 (approx.), top potential for development. Also, the property consists of, 3 Bedrooms, 1 Bath, 2 Car Garage underneath, large veranda in a great location. Close-Proximity and only a 5-minute drive to Westfield, Airport West shops. "Location, Location, Location" you might have seen or heard this catch phrase a thousand times in relation to real estate, this is true of this hidden gem!

Only 16.5 Km from Melbourne CBD for those who work or commute to the City of Melbourne.

First time on the market for this brick-veneer property that has been in the same family since 1973

and is now looking for a new family or investors. Properties like this very rarely go on the market so if you have been thinking of living in the Strathmore area, the time has come to take-action and buy now with confidence because at this price it will not be on the market for long!

A quality location like this can only continue to grow in value in the

House Sold

Listing ID : 61901090

Price :

### Contact



Serge Militello  
0410470286

[serge@ozcombinedrealty.com.au](mailto:serge@ozcombinedrealty.com.au)



years ahead, like it has done for the current vendors. Excellent primary & secondary schools in Strathmore & Essendon.  
Renovate, extend, or redevelop the site (STCA), the possibilities and profitability are endless.

LIST OF FEATURES-INCLUSIONS

- 3 Large Bedrooms
- 1 Bathroom
- 2 Car Garage Underneath + 1 car Driveway
- Brick Veneer
- Terracotta Roof Tiles
- Spacious Family Room
- Sunlit Meals Area
- Kitchen
- Laundry
- Veranda/Balcony
- Workshop Downstairs
- Corner Block
- Block Size 533 m2 approx.
- Total Area 224 m2
- Ducted Heating
- Ducted Air/Conditioning
- Roller Shutters
- Brand New Hot Water System
- Landscaped Front Garden
- St Christopher's Primary School
- Strathmore Primary School
- Penleigh and Essendon Grammar School
- Rental Potential \$500/W = \$26,000 Per Annum
- Local Authority: Moonee Valley City Council
- Development Zone: General Residential Zone – Redevelopment Site (STCA)

