



Laverton, 121 Alma Avenue

Dimensions That Invite Ideas

Are you looking for your next property project or investment opportunity? Look no further than 121 Alma Ave Laverton. This property offers a unique chance to secure a sizable 584m² (approx.) block in a prime location. While the existing house may need significant work to make it liveable, its potential is boundless for builders, developers, and astute renovators alike.

Perfectly positioned in the desirable Laverton suburb, this property enjoys proximity to essential amenities, schools, parks, and 2 train stations, all within walking distance. Its convenient location ensures that your investment will always appeal strongly to potential buyers or tenants. This is a genuinely rare opportunity to create something extraordinary and transform this property into a profitable venture with the right vision and effort.

For the owner occupier, why not build your dream home. If you've always dreamt of designing and building your own home, this property allows you to turn your vision into



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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1

2

For Sale

\$480,000-\$495,000

View

ljhooker.com.au/2CPHXN

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reality. Customize every detail to your liking and enjoy the satisfaction of living in a home that perfectly suits your lifestyle.

Development Potential: Developers can explore the potential for multi-unit development on this generous land. Flexible local zoning allows the construction of multiple dwellings (STCA), increasing the property's value and rental income potential.

Opportunities like this in Laverton, are rare. Whether you're a builder, developer, or astute renovator, this property's potential is limited only by your imagination. Act now to secure your future investment and turn this blank canvas into a masterpiece.

The existing house consists of 3 bedrooms, a living room, kitchen, bathroom, toilet and laundry - all requiring updating.

For more information, please contact Tassie on 0425847731

Please note that all information and figures presented in this advertisement are accurate to the best of our knowledge. However, we advise that interested parties undertake their own due diligence to verify this information. For an up-to-date version of the Due Diligence Checklist, please refer to the link: <http://www.consumer.vic.gov.au/duediligencechecklist>.

More About this Property

Property ID	2CPHXN
Property Type	House
Land Area	584 m2
Including	Toilets (1)

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