



10 Chestnut Crescent, Victoria Point

Lifestylers Landbankers Builders

Positioned on a generous 714m² parcel backing directly onto tranquil parkland, this tightly held ex-display home presents an exceptionally rare opportunity for owner occupiers, investors, builders and future-focused buyers alike.

Offered to the market for the first time in 38 years, opportunities like this are becoming increasingly difficult to secure - particularly with an impressive 21-metre frontage and a location that places the very best of Victoria Point at your doorstep.

Designed to embrace its peaceful surrounds, the home centres around a large north-facing covered entertaining area overlooking established gardens and serene parkland beyond - an inviting space to relax, entertain family and friends, or simply enjoy the privacy and leafy outlook that only a position like this can provide.

Adding further appeal is the substantial 4.4m x 6.4m powered shed - ideal for the prized vehicle, workshop, hobbies, storage or the home handyman seeking extra flexibility.

Enjoy the luxury of waking to uninterrupted green outlooks and the privacy of having only two direct neighbours, while benefiting from an unbeatable lifestyle location. Gated access leads directly to Victoria

3 2 2

FOR SALE
SUBMIT ALL OFFERS

VIEW
Sat 23rd May @ 1:15PM - 1:45PM

AGENTS
Bruce Hutchison
0403 245 556
bruce@ljhpropertycentre.com.au

AGENCY
LJ Hooker Property Centre
(07) 3286 2500

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Point Sharks Sporting Club, while a short five-minute stroll through the park connects you to Victoria Point Town Centre featuring Woolworths, Bunnings, Dan Murphy's and the Victoria Point Tavern. Across the road, enjoy easy access to city transport, Lakeside shopping and dining precinct, plus the ever-popular cinemas.

Whether you're searching for the perfect lifestyle property, your next project or a strategic land-bank opportunity, this property offers flexibility and future potential in one of Victoria Point's most tightly held pockets.

For builders and developers, the expansive frontage presents exciting possibilities including potential side-by-side homes (STCA).

For investors, this is the type of asset to secure and hold with confidence as demand and convenience continue to drive long-term appeal.

For owner occupiers, simply move in, embrace the serenity and enjoy an exceptional home in a truly special setting.

Additional Features:

- Air-conditioned master suite with ensuite and sunroom
- Solar panel system for energy efficiency and reduced running costs
- Private north-facing covered entertaining area overlooking gardens and parkland
- 4.4m x 6.4m powered shed
- " Direct parkland position with gated access
- " 714m² allotment with wide 21m frontage

Properties offering this combination of land size, wide frontage, powered shed, parkland outlook, outdoor living and future potential are exceptionally rare.

A once-in-a-generation opportunity in one of Victoria Point's most convenient and tightly held locations.

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Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

MORE DETAILS

Property ID BUA6F2S
Property Type House
Land Area 714 m2
Including Outdoor Entertaining

Bruce Hutchison 0403 245 556

Independent Contractor - Starsky Enterprises Pty Ltd |
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10 Chestnut Cres, Victoria Point

-  3 Bedrooms
-  2 Bathrooms
-  2 Car Spaces + Side Access

Area Summary

Internal: 123m²
 External: 80m²
 Total: 203m²

Land Area: 714m²

Site Plan Legend

1. Driveway
2. Porch
3. Clothes Line
4. Side Access



ASPECT

Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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