

## Wallan, 10 Cameron Court

### Prime Opportunity: Renovate, Rebuild or Develop (STCA)

Seize this rare opportunity: renovate, rebuild, or develop in one of Wallan's most convenient locations. Set in a quiet, family-friendly court on 853 sqm, this property offers outstanding potential for renovators, investors, or developers. The existing three-bedroom home is in need of renovation before occupation; or presents an ideal opportunity to knock down and start fresh.

#### Property Features:

- Three bedrooms, all with built-in robes
- Timber kitchen and meals area
- L-shaped lounge and dining space
- Central bathroom
- Ducted heating and split-system air conditioning
- Expansive undercover outdoor area
- Wide side driveway with carport



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/7R3HJS](https://ljhooker.com.au/7R3HJS)

**Contact**  
**Sally Long**  
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**Gavin Henderson**  
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[ghenderson.broadford@ljhooker.com.au](mailto:ghenderson.broadford@ljhooker.com.au)

**LJ Hooker Broadford | Kilmore**  
**(03) 5784 2558**

- Generous 853 sqm (approx.) block with huge development potential (STCA)

The possibilities are endless! Whether you choose to renovate, rebuild your dream home, or explore development options such as multiple townhouses or units (Subject to Council Approval), the location ensures strong future growth and appeal. The property is close to Wallan's schools, shops, parks, medical centres, and the V/Line train station, with easy freeway access to Melbourne CBD. Enjoy the benefits of a vibrant, fast-growing township while being less than an hour from the city.

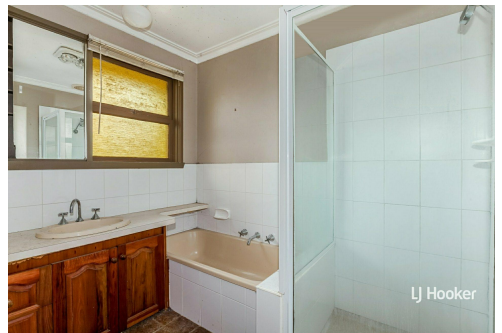
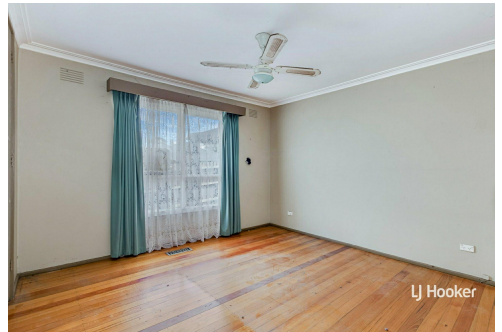
Contact us today for further details or to arrange your inspection. Please direct all enquiries to Sally Long on 0477 437 281.

## More About this Property

Property ID	7R3HJS
Property Type	House
Including	Toilets (1)

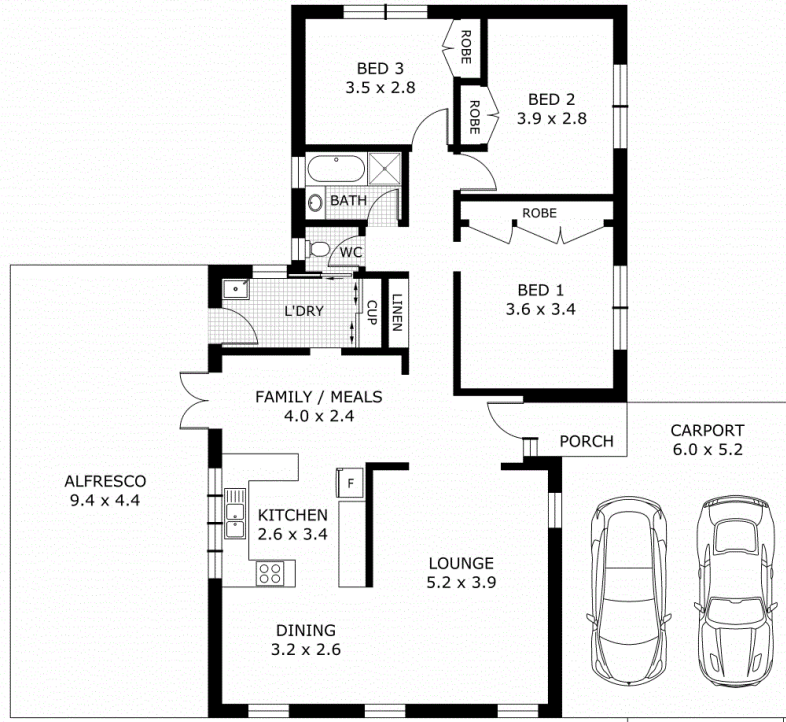
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 110.6 m <sup>2</sup>
Alfresco	- 41.4 m <sup>2</sup>
Carport	- 31.2 m <sup>2</sup>
Total	- 183.2 m <sup>2</sup>



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