

SOLD



48 Marion Avenue, Kilsyth



## UNDER CONTRACT

- Ideal first home or investment opportunity.
- Perfect for buyers with a modest budget.
- Invest renovate or remodel.

You're invited to explore the possibilities of this tightly held residential pocket in the heart of Kilsyth.

Walking distance to the newly redeveloped Mooroolbark train station and other public transport services, popular dining spots, public leisure and sports facilities, and only 40 minutes to the CBD, this address is not one to be missed.

While the home shows some signs of ageing, it is neatly presented and ready to renovate.

Future development or renovation is entirely within your control.

The most important features of this home, however, are the things you can't control, and the things everybody wants:

- Quiet street address on a no-through road
- Large backyard, with 67% of the 860 sqm block dedicated to

3 1 4 860 m2

**Price** SOLD for  
\$720,000

**Property Type** Residential

**Property ID** 332

**Land Area** 860 m2

### Agent Details

Rob Verhagen - 0448 820 022

### Office Details

Integrity Real Estate - Yarra Glen

SHOP 2 38-40 Bell St Yarra Glen, VIC, 3775 Australia  
0407 531 226

**Integrity**

green space

- Existing house and shed

If you are:

A first home buyer watching the budget

An aspirational buyer with building know-how

An investor seeking a two-lot subdivision

This property is an asset you must consider.

The home offers 3 bedrooms, 1 bathroom, kitchen and dining, and a large formal loungeroom with beautiful open fireplace. In addition, the property provides a 10 x 5.5 m garage with space for 2 cars and a 7.2 m x 4.6 m undercover decking, perfect for entertaining friends, or room for children to play.

This property has been tightly held by one family for 34 years. Imagine how much the value will grow over the next three decades. We stand on the cusp of a changing economy – and changing for the better. Now is your time.

Text 48MARION to 0448 820 022 for more information.

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