



1226 Heatherton Road NOBLE PARK

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### A rare opportunity for you to seize!

Attention savvy developers and dream home builders, you have the rare opportunity to turn 1226 Heatherton into your next project! This massive rectangular block of 1,140m<sup>2</sup> approx. that has the possibility of further development (STCA) is located in one of the most desirable pockets in Noble Park, in a position that gets to enjoy the extensive amenities that Noble Park has to offer. It is only a short stroll away from Noble Park Shopping Centre, train station, local swimming pool, parks and reserves and only minutes' drive to Primary and Secondary Schools. Easy access to Princes Hwy and Eastlink.

Existing dwelling consists of: a high ceiling, 4 bedroom, BV home that is unique in its layout with two adjoining lounge areas, a hearty wood fire place, separated central bathroom and toilet, spacious gas cooking kitchen with meal area and ducted heating and cooling throughout. Your vehicles are accessible to the massive backyard via the 1.5 sized LU garage.

This well-kept home has the potential for high rental returns whilst awaiting for your opportunity to redevelop.

**Leyton Real Estate**

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