



38 Westerfield Drive NOTTING HILL

3 1 4

## Build your dream home or Redevelop, Your Choice!

This well-maintained brick veneer (BV) home is situated on a rectangular block measuring 725m<sup>2</sup>. It is located within the highly sought-after Pinewood Primary and Brentwood Secondary Zones, and it is only minutes away from Monash University, Pinewood Shopping Centre, Monash Medical Centre, Brandon Park Shopping Centre, as well as the Monash and Eastlink Freeways.

The house features three good-sized bedrooms, with two of them equipped with built-in robes (BIR). The lounge area is connected to the dining space, providing an open and flowing layout. The central bathroom has been updated, and there is a separate toilet and laundry area. The house boasts timber floors and all gas appliances.

Currently, the property is being tenanted long-term at a monthly rent of \$1,564. This makes it an appealing option for both first home buyers and investors. Whether you decide to knock down the existing structure and build your dream home or explore redevelopment opportunities (subject to council approval), the choice is yours.

Consider its potential for creating your ideal living space or exploring development possibilities in a highly desirable location.

This property presents a golden opportunity that you wouldn't want to miss out!

Call Thu Le 0421 903 814



**Thu Le**

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