



Position, Proportions & Endless Future Potential!

4 2 4

Positioned in a coveted pocket just moments from Hays Paddock, Musca Street Reserve, and the tranquil banks of the Yarra River, this double-brick home offers a rare opportunity to unlock its full potential. Whether you're looking to transform and extend its existing charm or start fresh and build a luxurious dream home, or perhaps a commercial pursuit (ample car parking for medical facilities - STCA) the possibilities are endless on this expansive 922 sqm (approx.) block.

Behind the secure gates, discover a sprawling four-bedroom residence with a bonus study or workshop-ideal for those seeking space and versatility. With high ceilings and sun-drenched living zones, the formal entry flows seamlessly into the dining room and continues to the family room, creating a layout perfect for relaxed

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