



FOR SALE

Bed: 2 **Bath: 1** **Car: 1** **Sqm: 1,011**

37 LAMPARD ROAD, DROUIN VIC 3818

Renovate or Detonate

$520,000

The land
A flat block over 1/4acre in a great location to the town-centre with all services available, perfect for a 2-3 unit subdivision (Subject To Council Approval).

The residence
Split-system and gas heater isn't very old and the bathroom has had an overhaul at some stage. However the rest of the home needs a full renovation. Some may say it's too far gone, but beauty is in the eye of the beholder.
A great option for a first home buyer or a house flipper to potentially do up and/or subdivide the back yard off for a secondary unit (STCA).

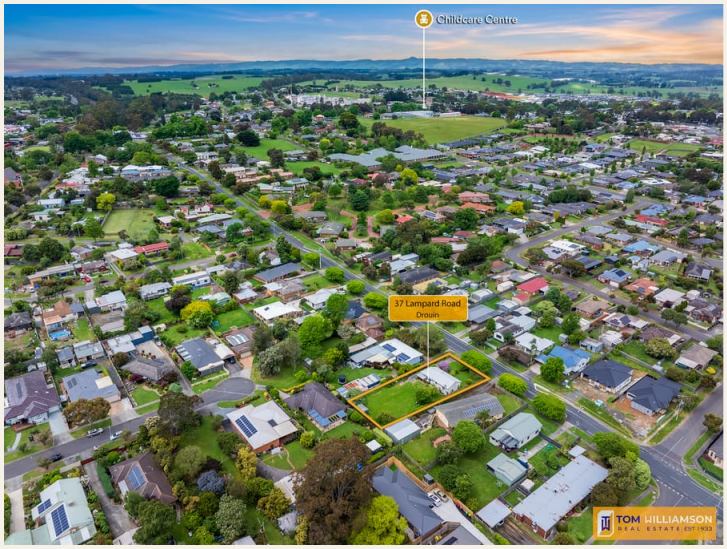
This property will provide options for the smart buyer who may want to invest but isn't ready to do anything too serious right away. Bring the residence up to rental standards and lease out (or live in) to bide time while you organise a subdivision, or plans to demolish the house and rebuild your dream home on a traditional quarter-acre Drouin block.

CONTACT

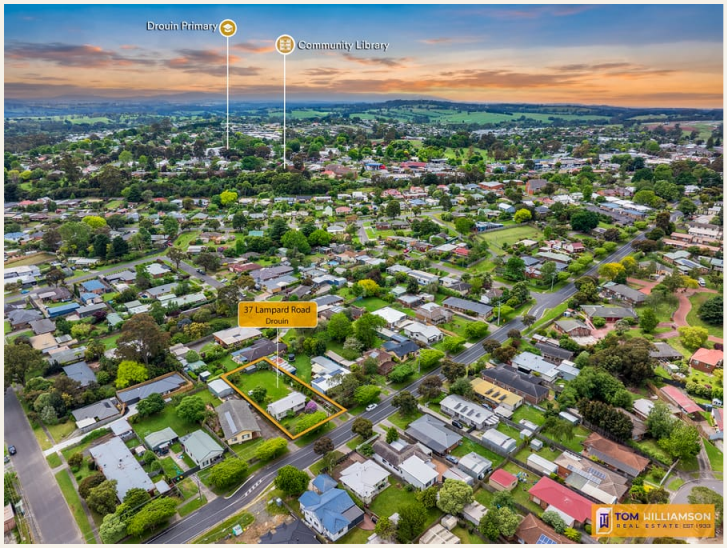


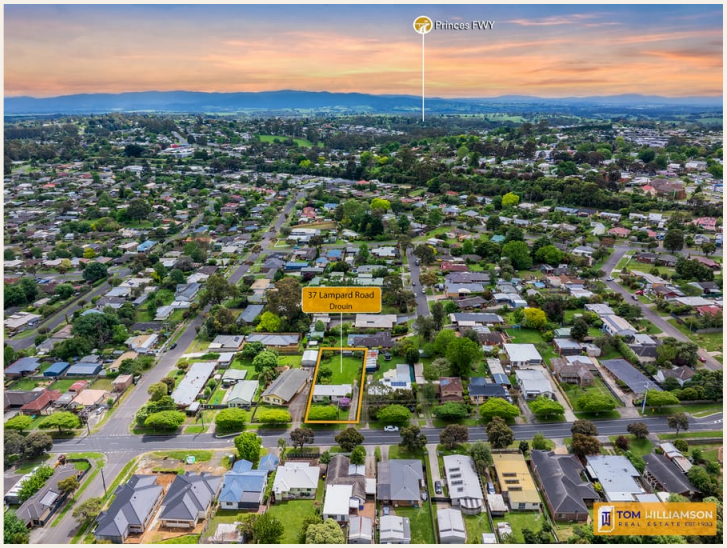
Tom Williamson
m. 0400 925 226

SCAN FOR THE LISTING









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