



## 16 Grant Street ST ALBANS VIC

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Bring your renovation skills to this exceptional development opportunity in the heart of St Albans. This expansive 814m<sup>2</sup> property, with a 20.3m frontage and a substantial driveway, is perfect for developers and investors alike. Offering the potential to construct four townhouses (STCA), this property is a blank canvas waiting for your creative touch.

The existing main brick house features three spacious bedrooms and one bathroom, providing a solid foundation for refurbishment or redevelopment. Additionally, there is a well-built, self-contained bungalow unit on the property. This unit boasts two bedrooms, a fully equipped bathroom, a kitchen, and a comfortable living area, making it ideal for extended family living or rental income.

Location is everything, and this property delivers on all fronts. Situated in a prime location, you'll enjoy the convenience of being close to St Albans Station, ensuring

**Price** : \$ 690,000

**View** : <https://www.ypa.com.au/8023220>



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Disclaimer: Whilst we believe the contents of this document to be accurate, we suggest the prospective purchasers make any necessary enquiries to satisfy themselves. All measurements are approximate. We do not accept responsibility for any errors or omissions.

**16 Grant Street, St Albans**

