



## 11 Shadforth Street Westmeadows VIC

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Discover the rare chance to secure a prime quarter-acre (1,008sqm approx.) block in one of Westmeadows' most sought-after locations. Featuring two (separately metered) dwellings, this property is ideal for investors or developers looking for immediate rental returns while planning your next project. Whether you choose to develop (STCA) or hold as a high-yield investment, this is a truly exceptional opportunity.

The main dwelling boasts a fresh coat of paint, new carpets, three generously sized bedrooms, all with built-in robes, two well-appointed bathrooms, including an ensuite in the master, and multiple living spaces bathed in natural light. The open-plan design creates a warm, inviting atmosphere throughout the home.

The second dwelling offers two bedrooms, a fully equipped

**Price** : Auction | \$890,000 - \$950,000  
**Land Size** : 1008 sqm  
**View** : <https://www.ypa.com.au/8128287>



**Luke Albioli**  
0403 700 003



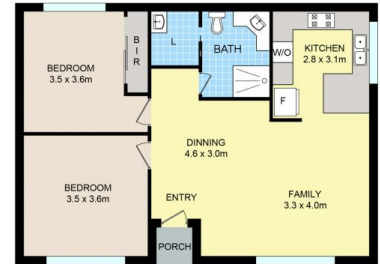
**Alexander Sherriff**  
0438 212 714



Main residence



Garage  
(not in position)



2nd Dwelling  
(not in position)

#### 11 & 11A Shadforth St, Westmeadows.

Disclaimer: Floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and for illustrative purposes. Interested parties should make and rely on their own enquiries or refer to contract drawings for more accurate information.