



63 Derrimut Street Albion VIC

2 1 1

Situated in a much sought after location on one of Albion's finest streets only 500m to Albion Airport Rail Link Station. This property is a permit and plan ready site bound for success. The hard work is done with the Brimbank City envelope pushed to the extreme over the last 6 years. This permit will most likely never be available again.

The existing home is income ready with month to month tenancy at \$295 per week. The home is compliant with new rentals laws and offers 2 large bedrooms, kitchen, meals/dining area, central bathroom and lock up garage.

The brand new permit has just been issued on 03/2023 and offers an impressive designed homes:

- T1: 3 bedroom 2 bathroom 3 toilet 2 car.
- T2: 2 bedroom 2 bathroom 2 toilet 1 car.

Price : For Sale | \$750,000 - \$770,000

View : <https://www.douglaskay.com.au/sale/vic/west/albion/residential/house/7526730>



Adrian Kay
03 9313 7888