

Planning Permit Approved x 3 Townhouses



33 Shepherd Street Braybrook VIC

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Uncover the extraordinary development potential of this property, where the hard work has already been completed with endorsed plans and permits in place for three townhomes.

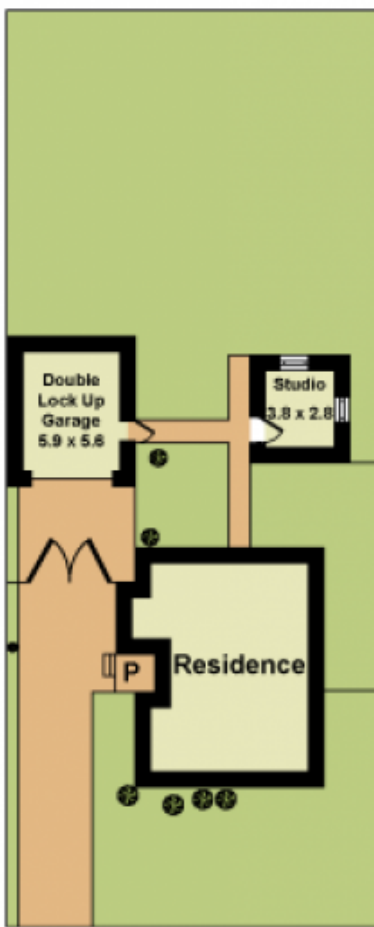
The existing home features two bedrooms, each equipped with robes. The layout includes a generous formal lounge, a central bathroom, and a kitchen/meals area with gas cooking facilities. Additionally, there's a separate laundry and toilet for convenience. Beyond the main dwelling, you'll find a versatile bungalow, perfect for storage purposes and a double-car garage.

Currently, the property is leased at \$1,456 per month**. Its strategic location places it near quality schools, convenient public transport and the vibrant shopping districts of Braybrook/Sunshine.

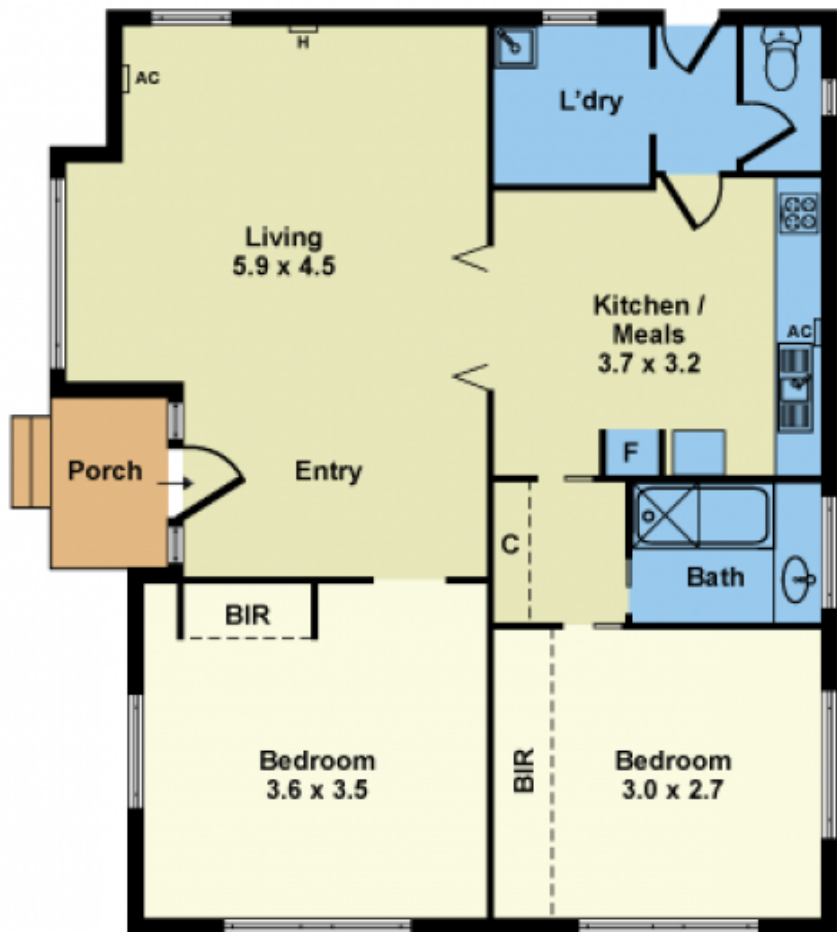
Price : Auction - \$790,000 - \$820,000
Land Size : 617 sqm
View : <https://www.douglaskay.com.au/sale/vic/west/braybrook/residential/house/7924849>



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SITE PLAN



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.