



## 40 Waratah Street Doveton VIC

3 1 2

Welcome to 40 Waratah Street, a promising investment opportunity in the heart of Doveton. This well-maintained 3-bedroom, 1-bathroom brick veneer home is situated on a generously sized corner block spanning 693m<sup>2</sup>. With approved plans and permits for the construction of 2 spacious townhouses, this property holds the potential for both immediate rental income and future development.

Upon entry to the home, you are welcomed by a spacious living and dining zone, overlooking the kitchen which comprises of a gas cooktop and ample cupboard space for the chef of the home. Following through the property, the hallway flows into the 3 large bedrooms all situated around the main central bathroom. The laundry has access to the large backyard which would be ideal for pets and family

**Type** : House  
**Price** : \$ 675,000  
**Land Size** : 693 sqm  
**View** : <https://www.elysiumea.com.au/8046451>



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