

## 3 Townhouses plan permit ready, Unmatched Development Opportunity in Vermont Secondary College Zone



### For Sale

173 Morack Road, Vermont South VIC 3133

 4  2  1191sqm

1630000

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Calling all keen-eyed developers on the hunt for their next exciting project, this is an opportunity too good to miss. This large 1,191sqm corner block currently houses a sprawling four-bedroom, two-bathroom home and comes with all working plans and planning permit for three new street-front residences.

With all working plans and planning permit already in place, all you need to do is to appoint a builder, apply for a building permit and this new project can start straightaway. Enhancing the appeal is the fact a new planning permit application would only allow for two dwellings to be built on site rather than the already-approved three large and well layout residences measuring 31 - 36 squares each, approximately \$4.5 Million for the whole project.

You could also choose to move in and enjoy the current home or offer it to the rental market while you lock in the opportunity and await the best time to commence construction. The current house layout is spacious and light-filled with mu...



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**3 LUXURY  
TOWNHOUSES  
PLAN PERMIT READY**

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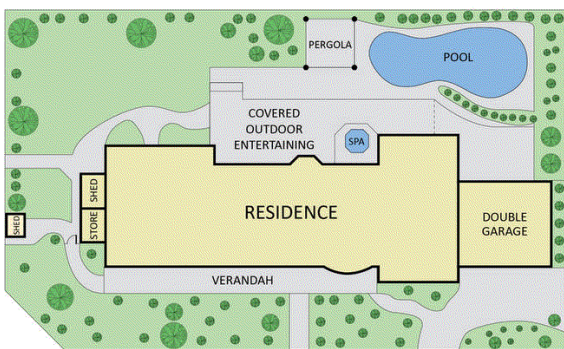
1191 sqm

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173 Morack Road, Vermont South





## BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

## HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

## MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

## POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

## SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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