



13 Athlon Avenue LEOPOLD, VIC



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### What A Beauty! Renovate, Subdivide, or Develop (STCA)!

You'll need to act quickly to secure this elevated prime 696m2 (approx.) property with far-reaching views over the bay! With such a generous land size on offer, the opportunities are limitless ? renovate the original family home and enjoy the perks of a spacious backyard, subdivide the property, or wipe the entire slate clean and develop potentially lucrative townhouses (STCA).

The double lock-up garage with workshop provides secure parking, while the long driveway will accommodate several other vehicles.

Your mind will be ticking with ideas of renovations, sub-division, or development (STCA) as soon as you lay eyes on this property! Inspect ASAP!

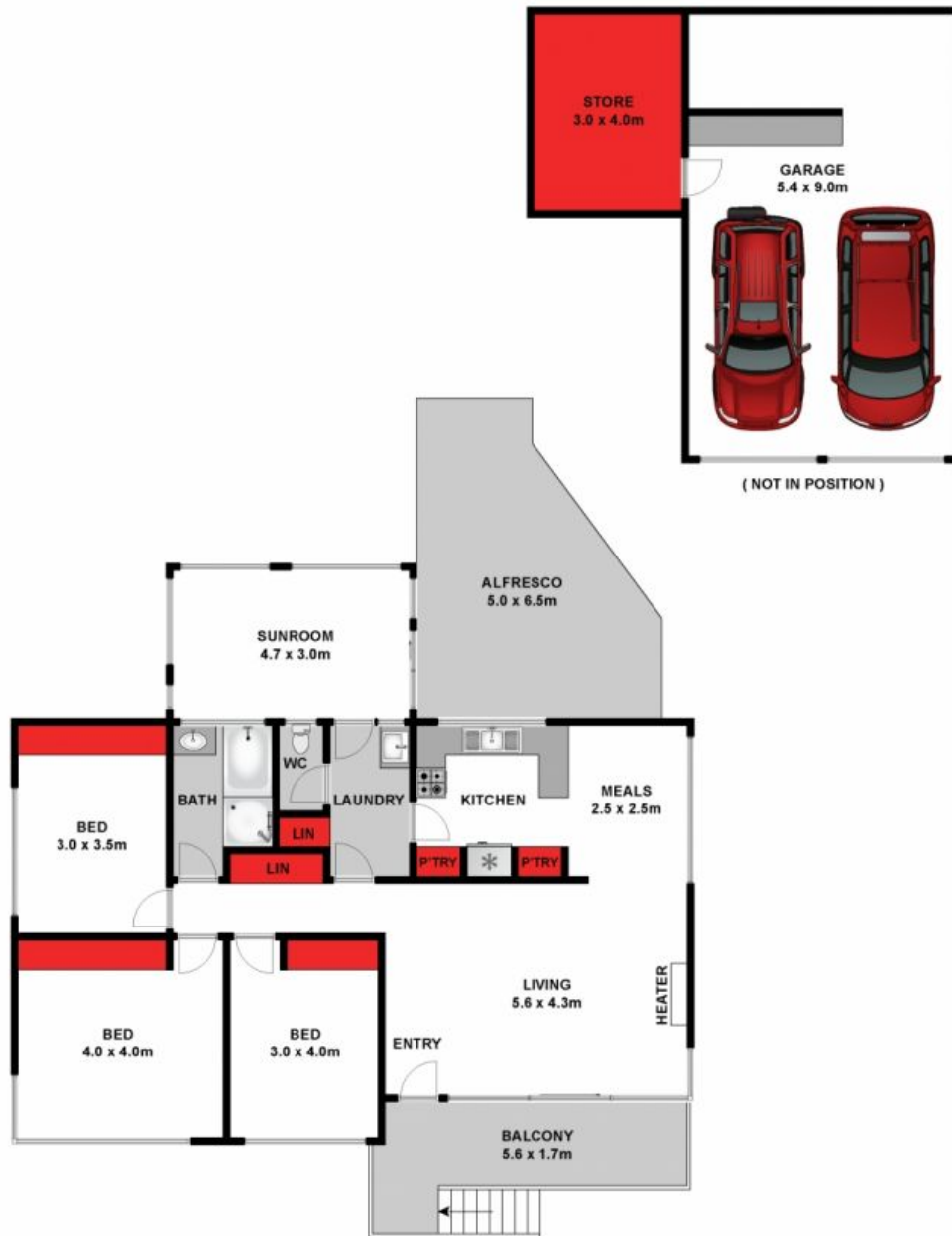
**Price:** \$450,000 - \$480,000  
**Property Type:** House  
**Land:** 696 m2



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Approx. Area 124m<sup>2</sup>

Whilst [bwr.com.au](http://bwr.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.



## 13 Athlon Avenue, Leopold



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