



10 Grafton Street ST ALBANS PARK, VIC



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## Calling All Tradies, Investors, Renovators & First Homebuyers!

Bursting with potential, this property is ideal for tradies, investors, renovators, or those looking to break into the property market (STCA)! With the interiors awaiting completion, potential buyers can finish the updates in their preferred style (STCA).

The open plan living/dining/kitchen zone creates the centre of the home, with the kitchen equipped with a built-in pantry, oven, and gas hob. Two sliding doors provide access to outdoor areas - the courtyard soaks up the morning sun, while the concreted outdoor zone could be used for vehicle storage or transformed into an outdoor entertaining zone (STCA).

Modcons include two gas wall heaters, two air conditioners, a split-system air conditioner, and ceiling fans.

Inspect ASAP!

**Price:** \$370,000 - \$405,000

**Property Type:** House

**Land:** 575 m2

# HAYDEN

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Approx. Area 125m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.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.



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