



3 Cherry Court MITCHAM

\$1,290,000 - \$1,419,000

A grand opportunity awaits the astute investor, builder...

On-site and online auction
Anywhere Auctions ? register to bid via link below
<https://anywhereauctions.com.au/app/property?propertyId=19597>

Spreading over 1309m² (approx.) of land, and boasting a coveted court location, this is your chance to secure a piece of prime-time real estate that can be redeveloped into your dream home, Dual Occupancy or an option for Multiple Town Houses (STCA). When it comes to luxury and convenience, this location is hard to beat?you'll enjoy proximity to all of Mitcham's finest amenities, including Mitcham Station, Mitcham Shopping Centre, Coles, restaurants, cafes and more. Not to mention its less than 10 minutes from Eastland & Westfield Shopping Centre.

The existing property boasts two spacious living areas and an optional study room ideal for family life. Complemented by a large kitchen with ample storage space, the meals and living spaces open to well-established gardens fantastic for entertaining. Three

4 Bed | 2 Bath | 2 Car

Contact

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generously proportioned BIR bedrooms share a central bathroom with separate shower and toilet (master with Ensuite and WIR), while gas ducted heating, reverse cycle and split system heating & cooling keep the house comfortable throughout the year.

This well-designed floorplan provides the perfect layout for various lifestyles, but you can also simply knock the whole thing down and start over; the choice is yours! Additional features include a double carport and abundant off-street parking space.

PhilipWebb Real Estate Coronavirus Update

The health of our valued clients and staff is our highest priority. Please note the following changes to our open for inspection processes:

- ? QR codes will be used to check in
- ? Our agents and any other employees of the agency at the opens are fully vaccinated.
- ? Density quotients will apply
- ? Please maintain safe social distancing of 1.5m from anyone in attendance
- ? Avoid touching surfaces including fittings and fixtures within the property
- ? Hand sanitiser is provided

We kindly ask that you refrain from attending an inspection if you:

- ? Are experiencing flu-like symptoms
- ? Have tested positive to, or have recently been in contact with someone diagnosed with Coronavirus
- ? Have recently travelled overseas or have been in direct contact with someone who has