



## 8 Lupin Court St Albans VIC

4 1 2

Offered for the first time in a court location and BRIMMING with an exciting sense of opportunity sitting on 856m<sup>2</sup> (approx.) of land sits a wonderful chance to renovate, rebuild or develop a multi-unit development site (S.T.C.A) in one of the most sought-after pockets of St Albans.

**Price** : \$ 715,000  
**Land Size** : 856 sqm  
**View** : <https://www.ypa.com.au/7386981>

### Features Include:

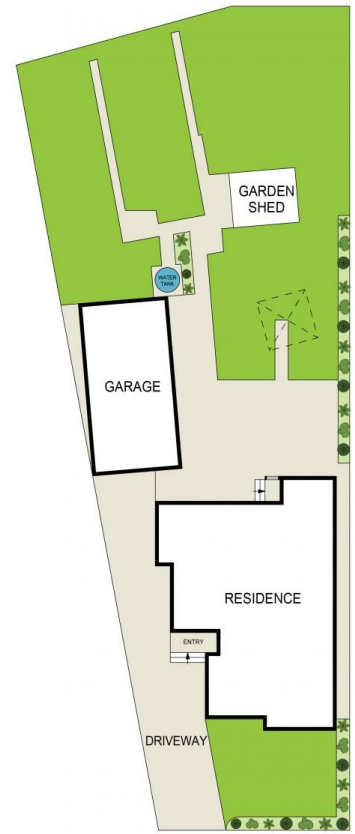
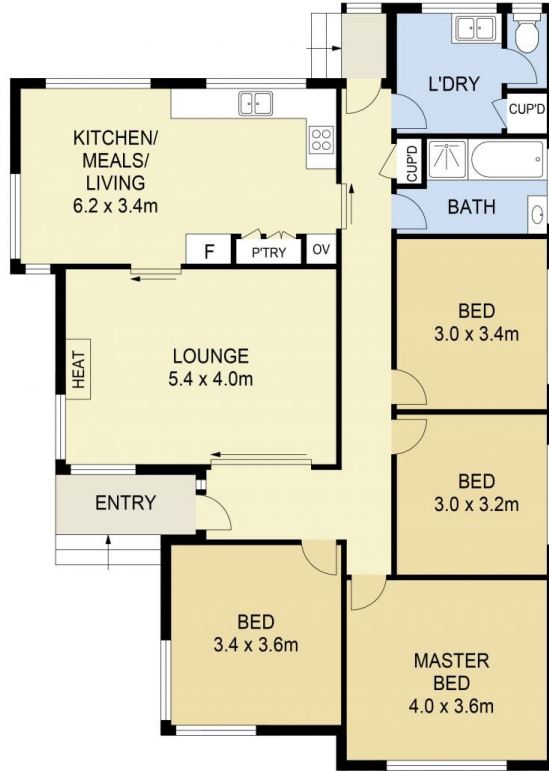
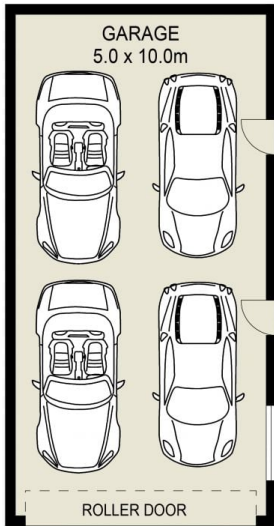
- ? Four spacious bedrooms
- ? Formal front lounge
- ? Kitchen is located perfectly to incorporate the meals area with ceiling fan
- ? Kitchen complete including 900mm electric cook top, range hood, wall oven, dishwasher and double sink
- ? Central bathroom with bathtub and shower
- ? Polished timber flooring, evaporative cooling, ducted heating, two toilets, professional landscaped gardens, water tank, numerous fruit trees and the list goes on



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SITE PLAN  
(NOT TO SCALE)



## 8 Lupin Court, St Albans

**DISCLAIMER :** ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.