



## 53 Wellington Street DARLEY VIC

3 2 2

If you are looking for a well-built comfortable home of 3 bedrooms, 2 bathrooms and 2 living areas on an impressive 960m<sup>2</sup> (APPROX) block, coupled with the rare opportunity of Subdivision (STCA) then look no further.

This property offers not only prime location as it is within close proximity to all levels of schooling, public transport, parks, shopping districts and freeway access, but it also offers a highly rare and desirable sized block no longer easily obtainable in new estates, which not only provides you with the space and quiet enclosed serenity, but also the potential in uncapped future return with the subdivisional potential (STCA).

This lovely home would suit the most discerning buyer, internally featuring beautifully sleek timber panelled kitchen area, large meals and living area adjoining to the open rumpus and bar area, your own personal vista begins with the extremely spacious backyard, complimented with side

**Land Size** : 960 sqm

**View** : <https://www.ypa.com.au/7399409>



## 53 Wellington Street, Darley

ypa

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

