



## 311 Albert Street Sebastopol VIC

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We present to you an exclusive opportunity for a discerning investor with a keen eye for potential. Nestled on a superb block spanning approx. 840m<sup>2</sup>, this property boasts an impressive wide frontage, setting the stage for a remarkable real estate venture.

Strategically located in a demand area, this property offers a lucrative advantage in a thriving market. With the planning permit already secured, you can save valuable time and effort, diving straight into the development process.

Spanning a generous land size, this property provides ample space for the construction of three modern and thoughtfully designed unit and townhouses. The approved plans ensure a seamless and efficient construction process, enabling you to start generating returns quickly.

Each unit & townhouse has been meticulously planned to maximize functionality and visual appeal. Spacious living

**Price** : \$429,000 - \$459,000  
**Land Size** : 840 sqm  
**View** : <https://www.ypa.com.au/7582437>



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