



### 158 Waterloo Road Oak Park VIC

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An opportunity to secure a prime parcel of land to be sold with Town Planning Plans and Permits for 7 townhouses. The property offers an existing solid brick home on a large parcel of land measuring approximately 847m<sup>2</sup>. Located within close proximity to retail amenity and close to Oak Park and Pascoe Vale train stations (Craigieburn Line to CBD).

A clever array of design features that will set this project apart from other offerings available on the market. Each townhouse offers a luxury specification across two sunlit living floors with two bedrooms, central bathrooms and ground floor secure garages with storage. The front two storey dwelling offers the benefit of a front garden and street frontage.

Either knock down and build to plans, renovate the home and subdivide or adjust the plans to your liking (STCA). The opportunities are endless with this prime block of land.

**Price** : \$ 1,120,000  
**Land Size** : 847 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/north/oak-park/residential/land/6209291>



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All air - conditioning units to be screened from public and neighbour view.

Site plan showing Waterloo Road, proposed driveway, and various setbacks and dimensions. The plan includes a proposed driveway, a 3.5m wide crossover, and a 225mm sewer pipe. Key dimensions and setbacks are marked, including a 600mm front setback and a 1.83m side setback. The plan also shows existing brick fences and front open spaces.

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The diagram illustrates a cross-section of a house and its attached garage. The house is on the right, with a roof, walls, and a floor. The garage is on the left, also with a roof and walls. The diagram is labeled with 'Garage' and 'House'.

## PROPOSED BASEMENT AND SITE PLAN

