



**630-632 Victoria Street North Melbourne VIC**

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For Sale by Expression of Interest

Capitalise on approved plans and permits and bring two new luxury town homes to life on this compelling corner in a hot locale, or pursue prime potential through another vision (STCA). With a northerly rear aspect and city views, the elevated site (approx. 347m<sup>2</sup>) could easily be home to your new dream residence, while the existing four bedroom Art Deco house with 2 car park spaces has renovation potential (STCA). Approved plans are for two stylish new three bedroom residences with individual street frontage and garages, promising a brilliant city edge lifestyle. Zoned for renowned University High School, it's just moments to vibrant Errol Street cafés, shops, trams, trains, Queen Victoria Market, major hospitals, universities and parks. Commutes to the city's heart have also never been easier, with the CBD less than 1.5 kilometres away.

**Price** : \$ 1,500,000

**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/house/7209320>



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