



### 9 Dalworth Street Albion VIC

3 1 2

Presenting a brilliant opportunity in a prized pocket, this 3 bedroom home is proudly positioned on a corner allotment of 664 sqm (approx.) overlooking the picturesque and peaceful Kororoit Creek Reserve.

First time offered in 42 years, take inspiration from this sought-after location on the move and plan to secure your future with a contemporary renovation, luxurious new residence or multiple townhouses (STCA) utilizing the unique 30.5m frontage on the high banks of Kororoit Creek.

The smart layout offers ample space for family life, a well sized open plan front lounge and dining serviced by the spacious kitchen. Family bathroom and full sized laundry complement the interior with extras including hardwood

**Price** : \$ 800,000  
**Land Size** : 664 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/albion/residential/house/7561715>

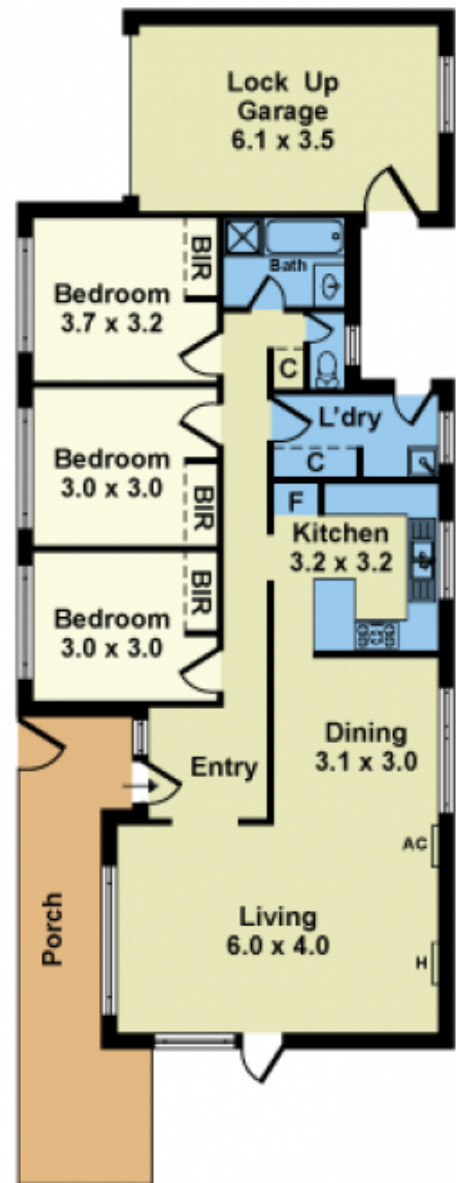


**Justin Luciew**  
03 9313 7888





**SITE PLAN**



**FLOOR PLAN**

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.