



## 14 Simon Court Brookfield VIC

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NEX Real Estate is pleased to present an outstanding opportunity in the highly sought-after suburb of Brookfield, offering exceptional potential for families, investors, and developers alike.

Positioned on a generous 652m<sup>2</sup> (approx.) allotment, the property previously held approved plans and permits for a townhouse at the rear, which have since expired. These prior approvals highlight the site's development potential, subject to council approval (STCA).

The existing residence comprises three well-sized bedrooms, a central bathroom, ample car accommodation, and a low-maintenance garden. Comfort and efficiency are

[For full version visit the website](https://www.nexrealstate.com.au)

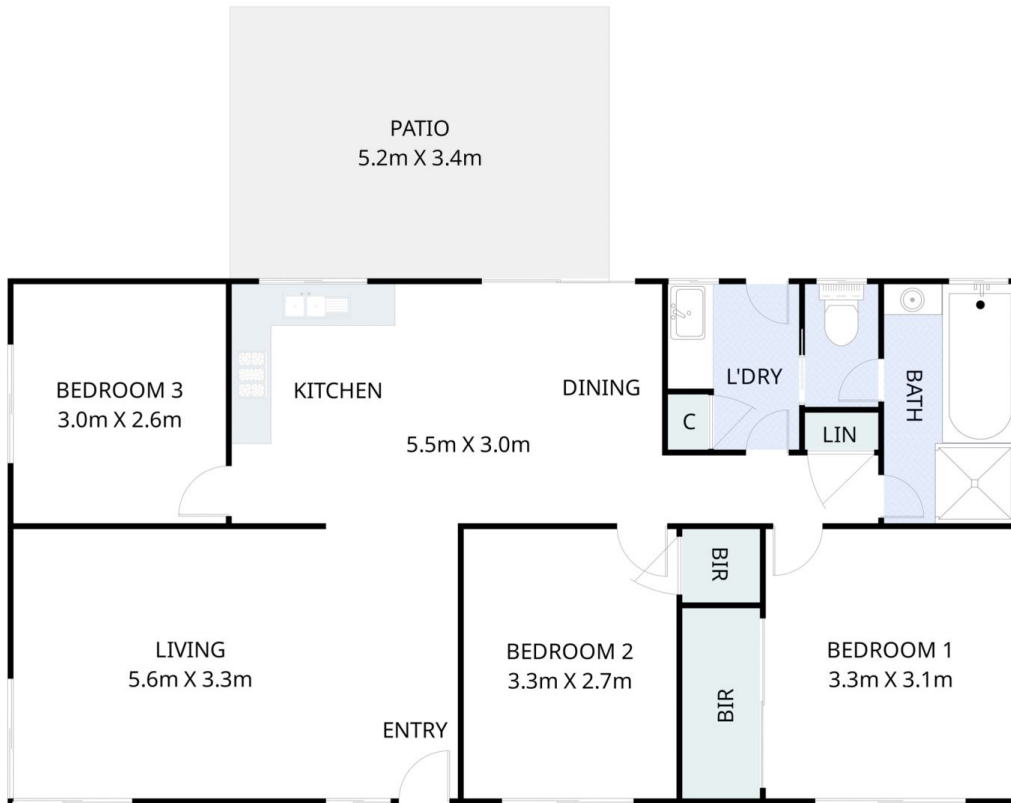
**Type** : House  
**Price** : \$ 560,000  
**Land Size** : 649 sqm  
**View** : <https://www.nexrealstate.com.au/sale/vic/est/brookfield/residential/house/8604078>



**Shubham Rana**  
03 9743 5104



**Sourav Rana**  
03 9743 5104



This floor plan has been produced for marketing purposes only. All measurements are approximate and are not to scale. While every effort has been made to ensure accuracy, variations may occur, and no liability will be accepted for any discrepancies.

