



## 39 Eumarella Street Tullamarine VIC

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Set on a substantial 764 sq.m allotment in one of Tullamarine's most sought-after pockets, this 3-bedroom dwelling offers a remarkable opportunity for builders and developers. The generous block size provides the potential to redevelop into 3-4 townhouses (STCA), making it an ideal investment for those seeking a blue-chip development opportunity.

The expansive backyard is a standout feature, offering ample space for a variety of outdoor activities and future enhancements. It includes a shed for additional storage and an undercover outdoor entertaining area, perfect for entertaining guests or enjoying family gatherings.

The property's prime location ensures easy access to schools, parks, shopping centers, and public transport, making daily life convenient and enjoyable. A spacious

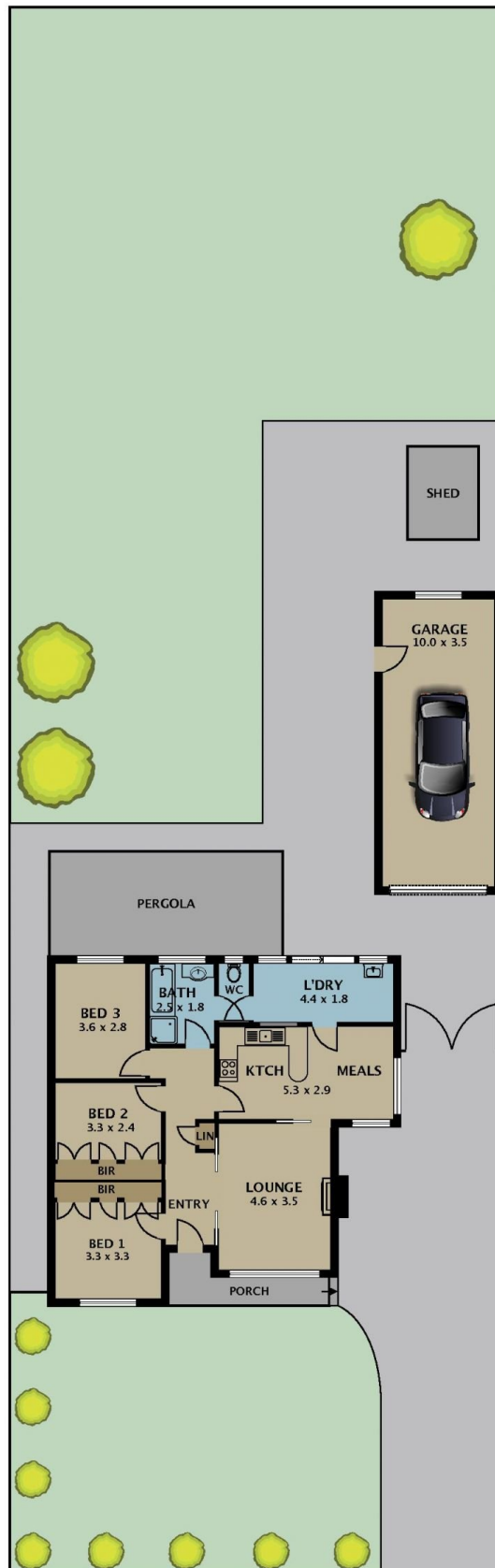
**Price** : Auction This Saturday @ 11:00 AM  
**Land Size** : 764 sqm  
**View** : <https://www.jasonrealestate.com.au/sale/vic/north/tullamarine/residential/house/8101815>



**Jason Sassine**  
03 9338 6411



**Joseph Sassine**  
03 9304 1444



Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers view the property in person.

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