



101 - 109 Belgrave - Hallam Road, Hallam

Premium 14,890m² Development Opportunity with Approved Plans

A rare and significant large-scale development opportunity in the booming south-east corridor, this exceptional 14,890m² (approx.) landholding offers unparalleled potential, complete with fully approved plans for a landmark Reception Centre and Medical Centre. Perfectly positioned along a high-exposure main road and surrounded by strong residential catchments, the site represents one of Hallam's most strategic commercial development offerings.

A Development-Ready Site - With All Plans Approved

With the planning approval already in place, the project provides a "shovel-ready" solution for developers, operators and investors seeking to fast-track construction and eliminate extensive planning delays.

Approved plans include:

- A large Reception Centre accommodating up to 459 patrons
- A purpose-built Medical Centre with 14 consulting rooms
- 181 on-site car parks, including disability spaces and clearly

FOR SALE
CONTACT AGENT!!

BUILDING AREA
2,666sqm

AGENTS

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- defined circulation routes
- New turning lane and upgraded vehicle access to Belgrave-Hallam Road
- Comprehensive landscape plan with structured planting and green buffers
- Acoustic compliance measures, drainage design, stormwater management and bio-retention systems
- Rainwater tanks, solar integration and modern sustainability requirements
- All architectural drawings, reports and council conditions finalised

This meticulously designed proposal ensures efficiency, functionality and long-term community benefit-creating a mixed-use commercial hub aligned with Hallam's future growth.

Outstanding Land Dimensions & Exposure

- " Total land size: 14,890m² (approx.)
- Frontage: 100.7m (approx.) to Belgrave-Hallam Road
- Depths: 177.9m, 117.9m, 117.4m (approx.)
- High-visibility position ensuring strong commercial presence
- Level, usable land ideal for construction and efficient site layout
- Prime Location Surrounded by Growth

Ideally situated in one of the most sought-after pockets of Hallam, the property offers immediate access to key transport links and major activity centres:

- Minutes to Hallam Train Station
- Close to Princes Highway & Monash Freeway (M1)
- Surrounded by dense residential neighbourhoods providing strong customer demand
- Rapidly expanding commercial and medical precincts in the surrounding region

The combination of exposure, accessibility and population growth makes this location exceptionally attractive for long-term commercial operations.

- Rare large 1.489ha allotment in an established metropolitan area
- All plans approved saving years of design, reports and DA uncertainty
- Multi-use commercial potential with strong future yield
- Ideal for developers, commercial syndicates, medical operators, event venue groups and land-bank investors
- A future landmark site with enormous community and economic value

DISCLAIMERS:

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

The floor plans provided are for illustrative purposes only and should be treated as such. No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.

MORE DETAILS

Property ID 9FGHWR
Property Type Land/Development
Medical/Consulting
Building Area 2666 m2
Land Area 14890 m2

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