



81 Manning Boulevard, Darley

Premium 857sqm Allotment with Soil Report, Site Survey & Proposed Luxury Home Plans!

An exceptional opportunity awaits to secure this generous allotment of approximately 857sqm in one of Darley's most sought-after locations. Whether you're looking to build your dream home or secure a premium parcel of land with substantial preparation already completed, this property presents outstanding value and convenience. Positioned in a quality residential setting, this impressive block comes with a completed soil investigation report, site survey, and proposed building plans, saving future purchasers valuable time and expense during the planning process.

The soil investigation has already been undertaken with three boreholes drilled across the site. The report confirms the site has good drainage, no groundwater encountered during testing, and provides detailed engineering recommendations for future construction. The underlying natural soil has been classified as Class H2 clay, with the overall site classified as Class P due to existing fill material, providing builders and engineers with clear guidance for footing and slab design requirements. The report also confirms suitable bearing capacities and construction recommendations for a



LAND 0 m2

FOR SALE

\$379,000 - \$409,000

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.



future dwelling.

The site survey and proposed plans showcase the potential for an impressive multi-level residence featuring extensive living zones, multiple bedrooms, dedicated home office spaces, theatre room, large family and meals areas, balcony, deck, oversized garage accommodation and additional gym/store facilities, highlighting the versatility and scale this allotment can accommodate. The proposed site layout indicates excellent site utilisation while maintaining substantial open space and permeability.

Key Features:

- Approx. 857sqm allotment
- Soil testing completed and available
- Site survey completed and available
- Proposed luxury residence plans available
- Good site drainage reported
- No groundwater encountered during testing
- Generous dimensions offering flexibility in design
- Premium opportunity to build your dream home (STCA)
- Located in a growing and highly desirable pocket of Darley
- Significant time and cost savings with reports already completed

Opportunities to secure large, well-prepared allotments of this size are becoming increasingly rare. With essential groundwork already undertaken and plans demonstrating the potential for a substantial family residence, this is an outstanding chance to bring your vision to life in a thriving location.

Contact us today for further information and to obtain copies of the soil report, site survey and proposed building plans.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)
Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Checklist:

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	RY9HWU
Property Type	Residential

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