

Boronia, 1 Valerie Street

Rare opportunity with unlimited potential

Positioned on the high side of a sought-after Boronia location, this exceptionally 3 bedroom, 1 bathroom home sits on a massive 1,064sqm block, offering endless potential for homeowners, investors, and developers alike.

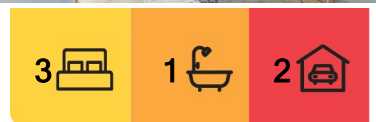
This property presents multiple opportunities:

- Move in and enjoy, with room to extend over time.
- Explore dual occupancy potential—retain the front home, live in and subdivide the rear (STCA).
- Demolish and redevelop the site with multiple dwellings (STCA).
- Lease the home while watching the land appreciate in value.

The existing residence seamlessly blends charming period features—including decorative cornices and ceiling roses—with a modern open-plan design. The light-filled living, kitchen, and dining areas provide a connected yet defined layout, while the



Disclaimer: 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.



For Sale
Please Call

View
l.jhooker.com.au/SGFFBK

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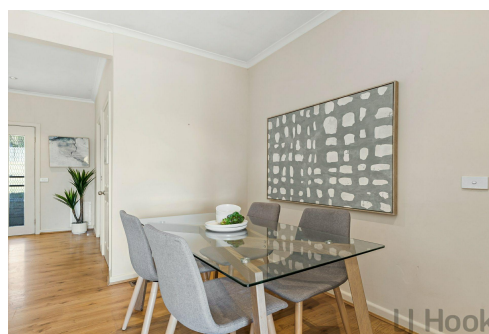
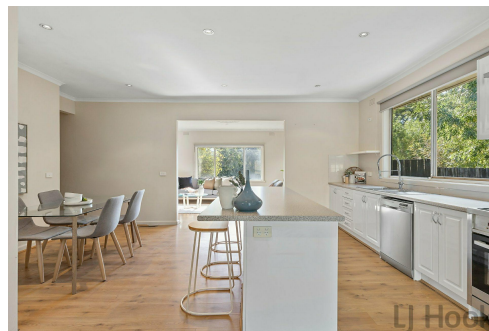
sunlit master bedroom and two additional bedrooms (all with built-in robes) offer comfortable accommodation. A beautifully renovated bathroom features a walk-in shower, bathtub, and separate toilet for added convenience.

Step outside to a large covered entertaining area and an expansive backyard, perfect for growing families or future development.

Additional features include gas ducted heating, split-system air conditioning in the lounge and master bedroom, and a cozy wood fire in the lounge. Modern finishes such as timber-look flooring throughout the living areas enhance the home's contemporary appeal. Further to this there is ample room for off street parking and a garden shed at the rear.

Located for unbeatable convenience, just moments from St Joseph's Primary, Boronia West Primary, Fairhills High School, Boronia Junction, Boronia Station, Westfield Knox, Knox Leisureworks, and EastLink access.

A rare opportunity with limitless potential—secure your future today!



More About this Property

Property ID	SGFFBK
Property Type	House
Land Area	1064 m2
Including	Air Conditioning Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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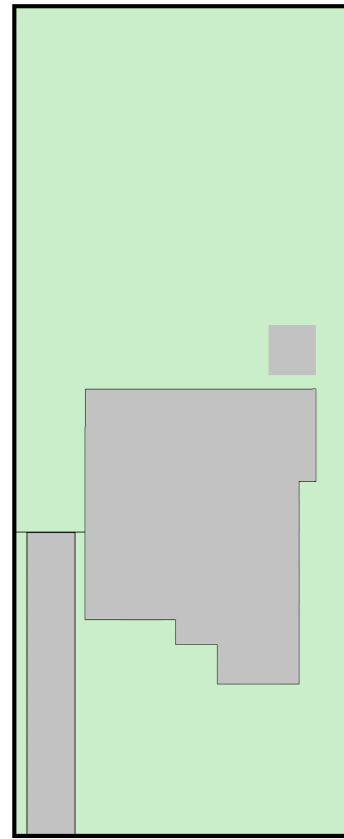
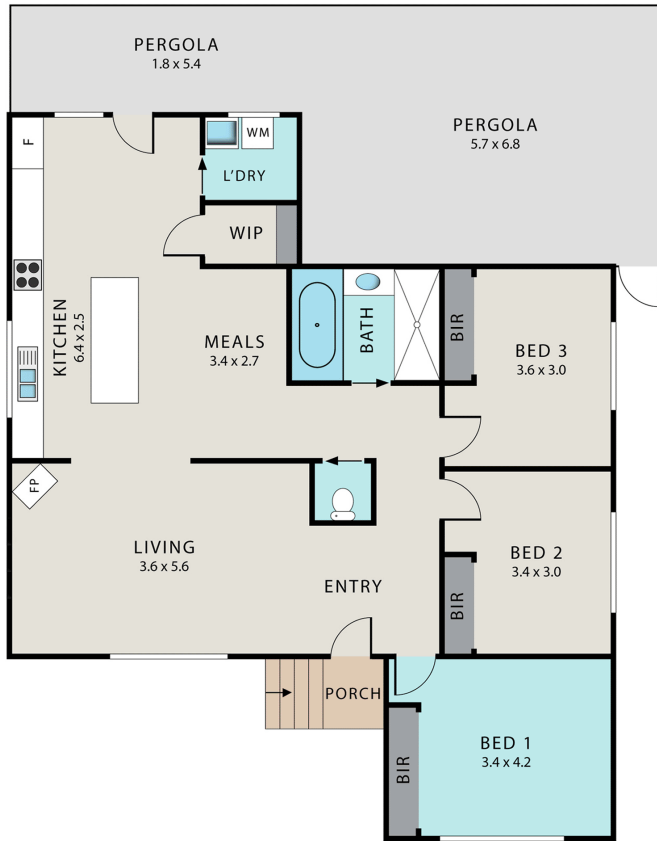
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Side boundaries 51.8m (approx.)

Front/rear boundaries 20.4m (approx.)

