



314 Boronia Road, Boronia

Unique Development, Land Holding or Investment Opportunity

An opportunity presents itself to acquire one of the last major property holdings Boronia has to offer. A prominent corner location approximately 1,806m² in size boasting 41.5m frontage to Boronia Road & 37.5m to Rathmulen Road. The land is further enhanced by a no thru service lane running along Boronia Road. This site offers developers an outstanding opportunity for both residential or commercial development (STCA).

Positioned between the eastern activity centre and the Dandenong Ranges. The location provides excellent lifestyle amenity with leafy tree-lined streets/parks, with outstanding and uninterrupted views to the Dandenong Ranges.

Boronia is undergoing significant revitalisation through the Boronia Renewal Project, revitalising the shopping precinct, green spaces, pedestrian connectivity, and local economy, underpinning the demand for residential/childcare/medical in the area.

The key highlights of the opportunity include:

3 1 2

FOR SALE

Contact agent for pricing information

VIEW

By Appointment

AGENTS

Julien Karolos
0417 332 442
jkarolos.boronia@ljhooker.com.au

Trish Nelson
0447 214 391
tnelson.boronia@ljhooker.com.au

AGENCY

LJ Hooker Boronia
(03) 9762 1022

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.



- Prominent corner landholding along major arterial Boronia Road.
- Significant 1,806 m² (approx.) landholding.
- Benefiting from the adjacent Boronia Road Service Road, providing exclusive ingress/egress capability.
- Flexible development opportunities including residential and commercial (STCA)
- Existing improvements comprise a single dwelling currently being used for a medical tenancy, offered with vacant possession.
- Excellent, uninterrupted views to the Dandenong Ranges to the east and sweeping views to the west and south west
- Outstanding education institutions nearby Bayswater South Primary School (500 m*), St Joseph's Primary School (900 m*) and Fairhills High School (1 km*).
- Excellent lifestyle amenity including Tormore Reserve (1.3 km*), Dandenong Creek Trail (2.6 km*), as well as a plethora of walking trails in the Dandenong Ranges (5 km*).
- Surrounded by key infrastructure including Knox Medical Precinct and further enhanced by the Wantirna Health Precinct Masterplan, which will provide a new public hospital and associated medical services.

For further information or to arrange a site visit please contact Julien on 0417 332 442

MORE DETAILS

Property ID	STDFBK
Property Type	House
Land Area	1806 m ²

Julien Karolos 0417 332 442

Director - O.I.E.C | jkarolos.boronia@ljhooker.com.au

Trish Nelson 0447 214 391

Personal Assistant to Julien Karolos - BSO | tnelson.boronia@ljhooker.com.au

LJ Hooker Boronia (03) 9762 1022

2/94 Boronia Road, BORONIA VIC 3155
boronia.ljhooker.com.au | boronia@ljhooker.com.au

