



Boronia, 9 Stradbroke Road

Redevelop it. Repair it. Hold it.

An unmissable opportunity awaits to secure a prime block of land in central Boronia, offering approximately 977m²; of potential with breathtaking, panoramic views of the Dandenong Ranges. This rare site presents a golden chance for developers, investors, and homeowners alike.

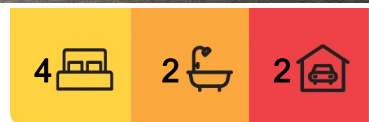
Key Highlights:

- Land Size: Approx. 977m²;; ideal for redevelopment
- Planning permit recently issued for subdivision into 3 lots
- Views: Eye-catching, expansive views of the Dandenong Ranges
- Location: Highly sought-after central Boronia, with easy access to shops, schools, parks, and public transport.

The existing dwelling on the property, while in need of some TLC, offers a versatile layout with great potential:



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
ljhooker.com.au/SC9FBK

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- Main Living Area: Spacious open-plan living areas perfect for modern upgrades
- Bedrooms: 4 generously sized bedrooms, plus a second bedroom at the rear for added privacy
- Additional/self contained Living: A separate lounge, second kitchen, and bathroom at the rear, ideal for multi-generational living or as a potential rental area
- Outdoor Living: A large, sun-soaked deck at the rear, perfect for entertaining or relaxing with family and friends, while enjoying the spectacular views.

This property offers incredible flexibility and would suit a wide range of buyers, from those seeking a renovation project to developers looking to capitalize on the newly approved planning permit.

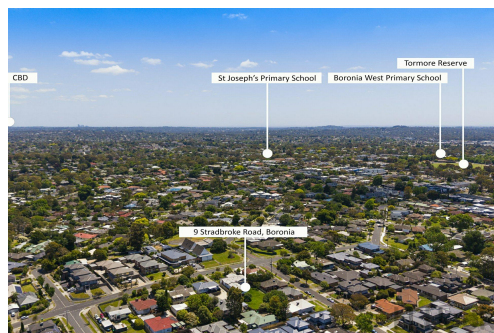
Opportunities like this don't come along often, so act quickly! Secure your future in this highly desirable pocket of Boronia, where convenience meets potential, and the views are simply unbeatable.

More About this Property

| | |
|---------------|--------|
| Property ID | SC9FBK |
| Property Type | House |
| Land Area | 977 m2 |

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This floor plan illustrates a 4-bedroom residence with a workshop. The layout includes a large front porch, a living area with a fireplace, a family room, and a lounge. The kitchen is equipped with a breakfast nook and a central island. The laundry room features a washer/dryer area. The workshop is located under the lounge area. The plan also shows a deck, a linen closet, and a bathroom.

Rooms and Dimensions:

- PORCH
- BED 2: 2.8 x 3.6
- BED 3: 2.8 x 3.3
- BED 4: 3.4 x 4.2
- BED 1: 4.0 x 3.8
- LIVING: 4.2 x 6.0
- KITCHEN/MEALS: 4.2 x 4.2
- FAMILY: 4.6 x 3.2
- LAUNDRY: 1.8 x 1.8
- WORKSHOP (NOT IN POSITION): 4.4 x 5.0
- LOUNGE: 4.6 x 4.4
- KITCHEN: 2.8 x 2.8
- BATH: 1.8 x 1.8
- ENS: 1.8 x 1.8
- DECK: 5.2 x 4.2

Other Features:

- FP (Fireplace)
- ENT (Entrance)
- C (Closet)
- BIR (Bathroom)
- F (Fridge)
- WM (Washer/Dryer)
- DOOR (Back Door)

