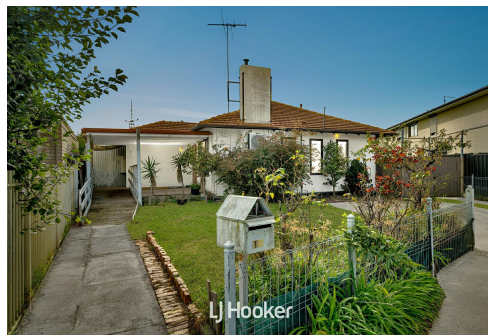




**PERMITS APPROVED TO BUILD  
4 BEDROOM TOWNHOUSE  
AT THE BACK  
LJ Hooker**



## Dandenong North, 17 Hughes Crescent

Prime Potential on a Generous Allotment —Live In, Renovate or Redevelop (STCA)

Perfectly positioned in a peaceful, family-friendly street, this well-maintained three-bedroom home sits proudly on a generous 695m<sup>2</sup> (approx.) block, offering a world of potential for first-home buyers, investors, or developers.

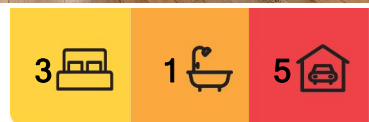
Whether you're looking to renovate, build your dream home, or take advantage of the land size for a multi-unit development (STCA), the opportunity here is undeniable.

Inside, the home offers three spacious bedrooms, a bright central living area, a functional kitchen with meals space, a family bathroom, separate toilet, and a full-sized laundry. Comfort is enhanced by ducted heating, split-system air conditioning, and the addition of solar panels for energy efficiency.

Outside, the expansive block features a long driveway leading to a large carport with space



**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**  
CONTACT AGENT!!

**View**  
[ljhooker.com.au/8J0HWR](http://ljhooker.com.au/8J0HWR)

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**LJ Hooker Dandenong City**  
**(03) 9877 9750**

for multiple vehicles-ideal for tradies, boat or caravan storage. A secure garage and two garden sheds add further flexibility for storage or workspace.

#### Key Features:

- Generous 695m<sup>2</sup> (approx.) allotment
- Three well-proportioned bedrooms
- Spacious living room with air conditioning
- Functional kitchen with meals area
- Central bathroom
- Ducted heating and split system air conditioning
- Solar panel system for energy efficiency
- Double garden sheds and a secure garage
- Huge carport-ideal for multiple vehicles, caravans, or boats
- Quiet, well-connected location.

**Unbeatable Location:** Enjoy easy access to all the essentials. You're just moments from local schools, Dandenong Plaza, Waverley Gardens, restaurants, and public transport. Quick freeway access via Eastlink and Monash Freeway makes commuting a breeze. Nature lovers will enjoy the nearby Tirhatuan Park, Dandenong Wetlands and the Dandenong Creek Trail-perfect for walks, bike rides or family picnics. A property with this much flexibility and potential in such a central pocket is a rare find. Contact us today to arrange your inspection!

#### 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 About this Property

<b>Property ID</b>	8J0HWR
<b>Property Type</b>	House
<b>Land Area</b>	695 m2

#### **Rohullah Paykari 0423 649 553**

Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

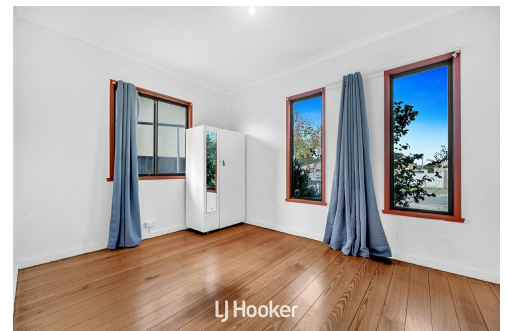
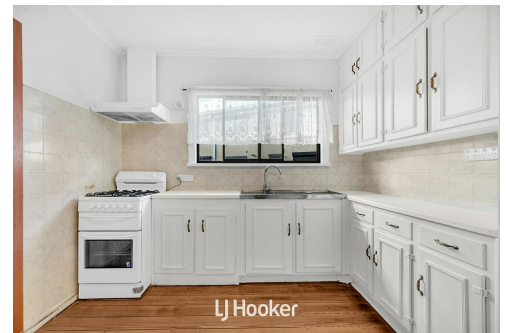
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