



LJ Hooker



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13 Woodlee Street, Dandenong

Comfortable Family Living with Excellent Development Potential (S.T.C.A.)

Perfectly positioned in a quiet and convenient Dandenong location, 13 Woodlee Street offers an outstanding opportunity for homeowners, investors, and developers alike featuring a well maintained home on a generous 627sqm (approx.) block with the potential to retain the existing residence and build another dwelling at the rear, or to develop up to three townhouses. Light filled and inviting throughout, the home features a spacious living area, a well appointed kitchen and meals zone, and a practical layout designed for everyday comfort. Accommodation includes three bedrooms, plus a handy study nook perfect for working from home or homework space. A central bathroom, separate toilet, and laundry add to the home everyday practicality.

Step outside to a large alfresco entertaining area, perfect for family gatherings or weekend relaxation, overlooking a deep backyard that offers ample space for future extensions or development. A double garage, double carport, garden shed, and long driveway provide excellent parking and storage options.

3  1  2 

FOR SALE
\$700,000 to \$770,000

AGENTS

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AGENCY

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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.

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Set on a large 627sqm (approx.) allotment, this property presents exceptional potential for dual occupancy or multi unit development (S.T.C.A.), while offering immediate comfort for those wishing to move in or lease out. Conveniently located close to Dandenong Plaza, Dandenong Market, local schools, parks, public transport, and easy access to Princes Highway, this is a rare blend of lifestyle and future potential.

Key Features:

- Three spacious bedrooms
- Spacious living area
- Kitchen and meals area with a functional layout
- Central bathroom, separate toilet & laundry
- Covered alfresco entertaining area
- Double garage, double carport & garden shed
- Deep backyard ideal for second dwelling or townhouse development (S.T.C.A.)

Prime location

Ideally located in the heart of Dandenong, this property offers unbeatable convenience within minutes of Dandenong Plaza, Dandenong Market, Dandenong Hospital, and Dandenong train station. Families will appreciate being close to Dandenong North Primary School, St Johns, Regional College, Dandenong High School, and local parks, while commuters will enjoy easy access to Princes Highway, EastLink, and the Monash Freeway ensuring quick connections across Melbourne's southeast. 13 Woodlee Street, Dandenong is a comfortable home today, with exceptional lifestyle and future potential for tomorrow.

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 DETAILS

Property ID	99ZHWR
Property Type	House
Land Area	627 m2

Rohullah Paykari 0423 649 553

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

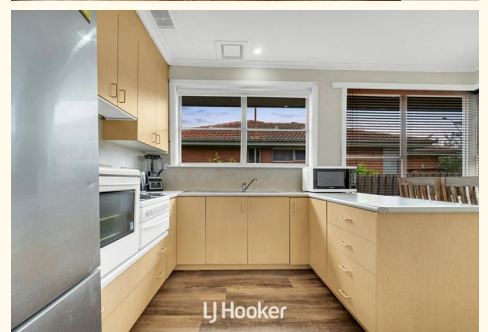
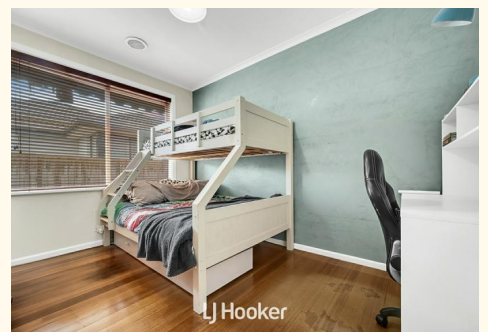
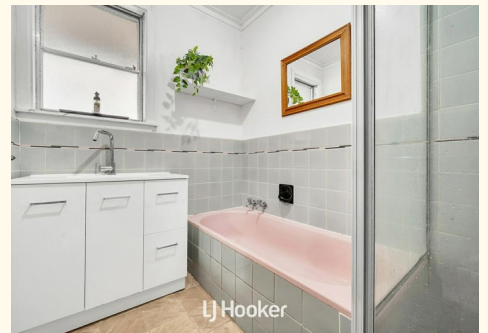
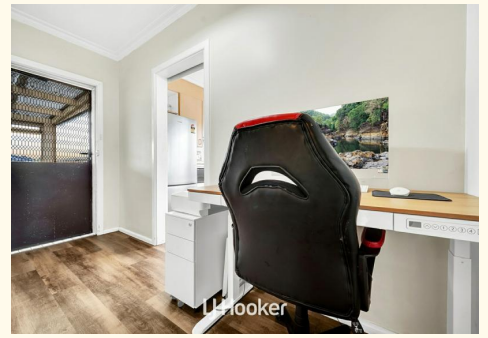
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Floor Plan



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13 Woodlee Street, Dandenong

* Dimensions are approximate and for illustrative purposes only

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