

4 Grace Avenue, Dandenong

Substantial Landholding —Live, Invest or Develop (STCA)

Set on a substantial 738sqm (approx.) allotment in a well-established pocket of Dandenong, this versatile property presents an outstanding opportunity for developers, investors and land bankers alike, with potential to build up to four units/townhouses (STCA).

The existing residence offers comfortable accommodation comprising three bedrooms, multiple living zones including formal living and rumpus areas, a functional kitchen with adjoining meals space, central bathroom, separate WC and dedicated laundry - ideal for immediate rental return while future plans are explored.

Outdoors, the expansive backyard and generous land dimensions provide excellent scope for redevelopment. A long driveway leads to a secure garage and substantial workshop, adding further flexibility and practicality.

Whether you choose to renovate, lease out or redevelop, this prime parcel delivers both immediate usability and significant future upside.

Key Features:

- Land size approximately 738sqm

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FOR SALE
\$890,000 - \$990,000

VIEW
By Appointment

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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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- Potential to build four units/townhouses (STCA)
- Existing three-bedroom home
- Multiple living zones
- Secure garage plus large workshop
- Additional rear shed
- Extensive driveway with ample off-street parking
- Strong redevelopment and investment potential

Positioned in a highly strategic pocket of Dandenong, this property benefits from the ongoing transformation of Central Dandenong into a major metropolitan activity centre. Backed by significant Victorian Government investment through the Revitalising Central Dandenong initiative, the precinct is evolving into a vibrant hub for residential, commercial and retail growth. With upgraded infrastructure, improved public spaces and continued private development investment, the area is fast establishing itself as Melbourne's emerging south-east CBD.

Enjoy close proximity to Dandenong Plaza, Dandenong Market, Dandenong Train Station and major arterial roads including Princes Highway and the Monash Freeway - ensuring both lifestyle convenience and long-term capital growth potential. Whether you're looking to develop, invest or landbank for the future, this is a rare opportunity to capitalise on location, land size and long-term growth.

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	9QVHWR
Property Type	House
Land Area	738 m2

Ali Rahimi 0469 383 071

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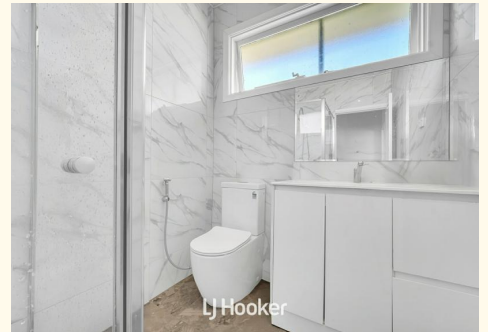
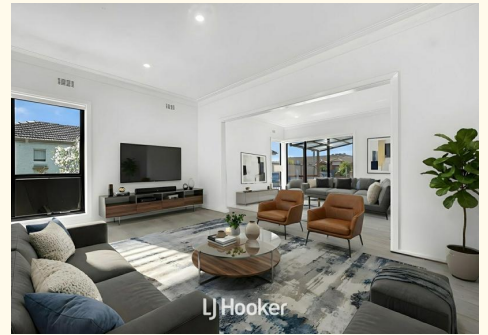
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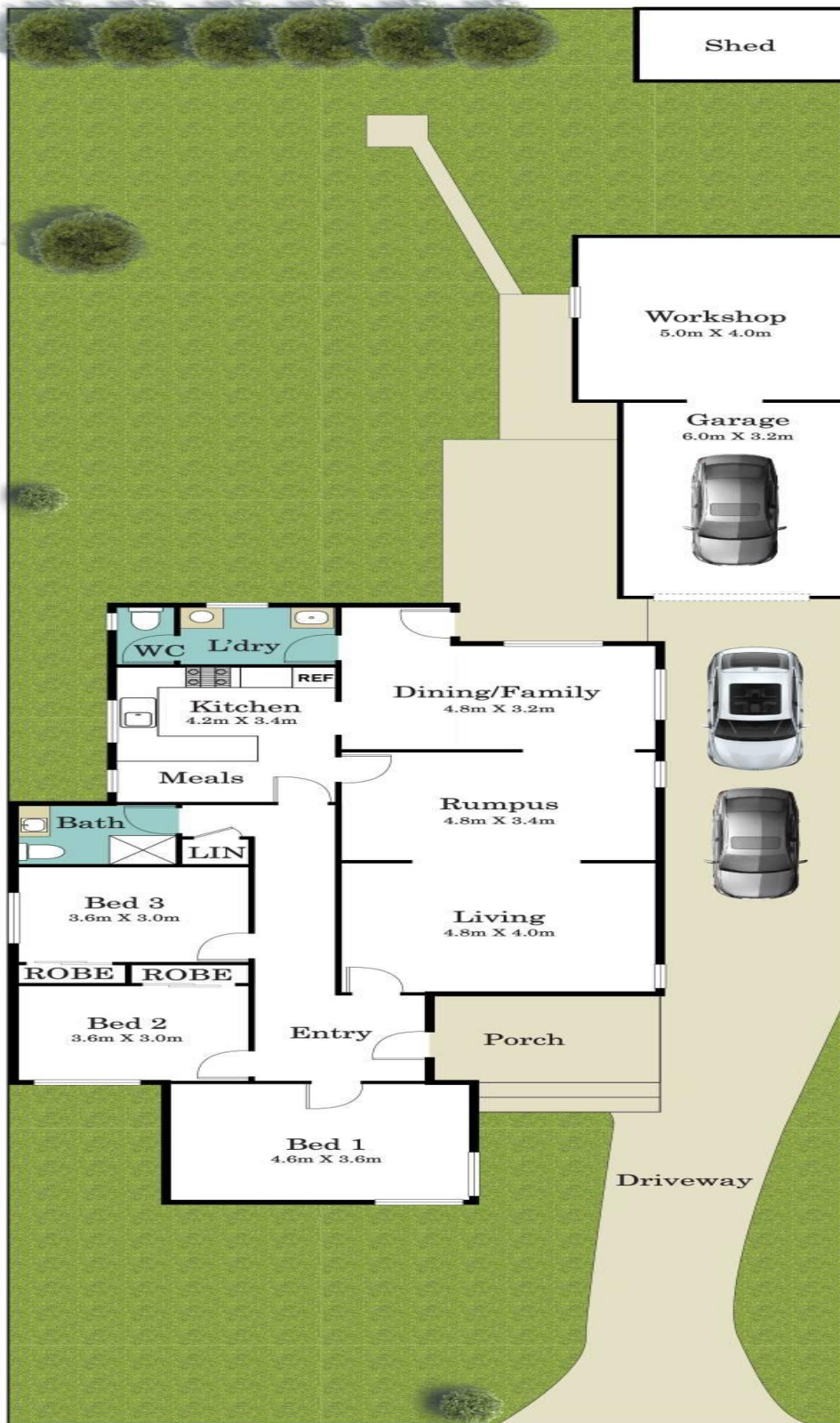
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Floor Plan



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