



40 Jones Road, Dandenong

## Prime Development Opportunity with Exceptional Potential (STCA)

Perfectly positioned in one of Dandenong's most connected and fast-evolving pockets, this generous 976 sqm (approx.) allotment presents a rare and valuable opportunity for homebuyers, developers and investors alike. With a spacious existing residence and a wide, well-proportioned block, the site offers multiple pathways to maximise value now and into the future (STCA).

### Multiple Development Options (STCA)

- With wide frontage, deep backyard and overall layout of the land provide outstanding flexibility, giving you the freedom to explore several high-value possibilities:
- Retain the existing home and build three additional townhouses at the rear
- Demolish and redevelop the entire site into five modern units/townhouses
- Or hold as a long-term strategic investment in a rapidly growing urban hub

This is a chance to unlock one of the area's strongest development prospects.

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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**FOR SALE**  
\$980,000 to \$1,078,000

### AGENTS

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### AGENCY

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#### Spacious Existing Family Home:

- The current home is well-maintained and offers generous accommodation, featuring:
- Four spacious bedrooms
- Bright family living and dining zones
- Well-appointed kitchen with great storage
- Large sunroom overlooking the backyard
- Two bathrooms plus separate laundry and WC
- A/C, built-in robes and excellent natural light
- Ample driveway parking and a large rear shed
- Comfortable to live in or rent out while planning your future project
- Unbeatable Location for Convenience & Growth

This prime address places you within easy walking distance of everything Dandenong has to offer:

- " Dandenong Train Station —effortless city commuting
- " Dandenong Plaza and major retail precincts
- " Dandenong Market —fresh food, culture and lifestyle
- Schools, parks, bus routes and medical services all nearby
- Quick access to Eastlink, Princes Highway and the Monash Freeway

Dandenong continues to undergo significant transformation, with major infrastructure upgrades, growing employment hubs and increasing demand for quality housing - making this one of Melbourne's most promising development corridors.

Whether you're seeking a high-performing development site, a future-proof investment, or a spacious home with land to expand, 40 Jones Road Dandenong offers the scale, location and flexibility that developers and families rarely find.

#### 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 9CNHWR  
Property Type House  
Land Area 976 m2  
Including Toilets (2)  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Heating  
Kitchenette  
Toilet Facilities

**Ramin Haidary 0416 811 341**

Sales Specialist | [ramin.dandenong@ljhooker.com.au](mailto:ramin.dandenong@ljhooker.com.au)

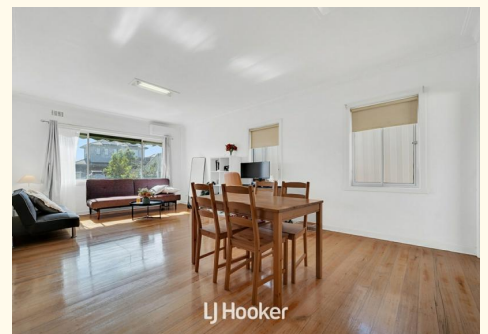
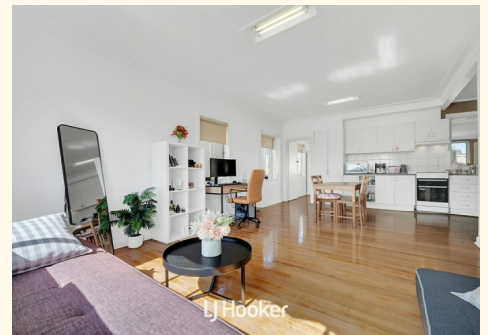
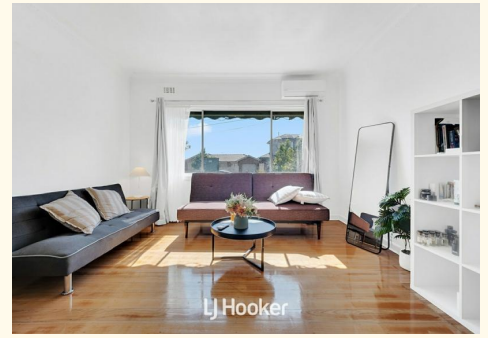
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Licensed Estate Agent - Sales Manager/General Manager |  
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# Floor Plan



**LJ Hooker**

40 Jones Road, Dandenong

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