

63 Stud Road, Dandenong

3 1 2

## Spacious Family Living with Exceptional Future Potential in Central Dandenong

Set within a highly sought-after and well-connected pocket of central Dandenong, this well-positioned property presents a rare combination of comfortable family living and outstanding future potential.

The existing residence offers a practical and inviting layout, featuring three well-proportioned bedrooms, a central bathroom and a light-filled living and dining domain. The well-appointed kitchen is equipped with ample bench space and storage, catering perfectly to everyday convenience.

Step outside and discover a true lifestyle advantage, with a generous backyard complemented by a swimming pool and covered alfresco area-perfect for entertaining, relaxing or enjoying time with family and friends.

Additional features include air conditioning for everyday comfort, a large garage/shed, a carport and multiple driveway parking spaces, providing exceptional flexibility for vehicles, storage or tradies.

**FOR SALE**  
\$990,000 to \$1,050,000

**VIEW**  
Sat 4th Apr @ 2:30PM - 3:00PM

**AGENTS**  
Rohullah Paykari  
0423 649 553  
rpaykari.dandenong@ljhooker.com.au

Wahid Paykari  
wahid.dandenong@ljhooker.com.au

**AGENCY**  
LJ Hooker Dandenong City | Berwick  
(03) 9877 9750

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.

LJ Hooker

Beyond its immediate appeal, the property presents exceptional future potential (STCA), with scope for multi-dwelling development including the possibility of four townhouses. Alternatively, the site may also suit a variety of uses such as a childcare centre, medical or consulting facility (STCA), making it an outstanding opportunity for developers, investors or owner-occupiers.

#### Key Features:

- Comfortable three-bedroom home with functional layout
- Light-filled living and dining area
- Well-appointed kitchen with ample storage
- Swimming pool and covered alfresco for outdoor enjoyment
- Air conditioning for everyday comfort
- Fireplace
- Large garage/shed plus additional carport
- Strong redevelopment potential (STCA)
- Ideal for investors, developers or future land banking
- Prime location

Positioned in the heart of Dandenong, this property enjoys close proximity to Dandenong Plaza, Dandenong Market, local schools, medical centres and childcare facilities. With easy access to Dandenong Train Station, Princes Highway and the Monash Freeway, the location offers outstanding connectivity. Supported by ongoing government-led revitalisation and infrastructure investment, this central Dandenong pocket continues to experience strong growth and future upside.

Contact us today to secure this outstanding opportunity!

#### DISCLAIMERS:

Every precaution has been taken to establish the accuracy of the above information, however it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting.

All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.

#### MORE DETAILS

Property ID	9UMHWR
Property Type	House
Land Area	778 m <sup>2</sup>
Including	Toilets (1)

#### Rohullah Paykari 0423 649 553

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

#### Wahid Paykari

Commercial Specialist | wahid.dandenong@ljhooker.com.au

#### LJ Hooker Dandenong City | Berwick (03) 9877 9750

347 Lonsdale Street, DANDENONG VIC 3175

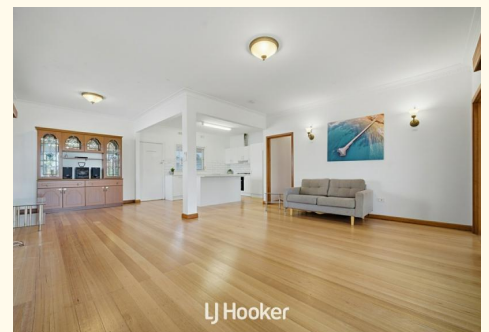
dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



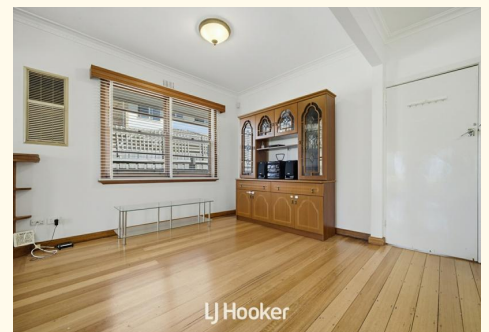
LJ Hooker



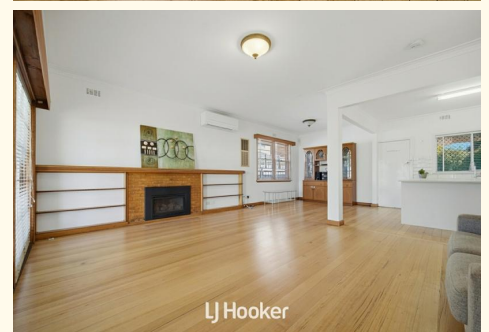
LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

# Floor Plan



**LJ Hooker**



**63 Stud Road, Dandenong**

\* Dimensions are approximate and for illustrative purposes only

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.

 **LJ Hooker**