



85 Manning Boulevard, Darley

Opportunity to Complete or Rebuild Your Dream Home!

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This unique property presents an incredible opportunity to complete a dream home in a prime location. Set on a generous 1,009 sqm block, this project is ready for you to take over and finish to your exact specifications.

Boasting approximately 50 squares of living space across two levels, the home is currently at the frame stage, with all building permits and approvals in place for the next step.

The thoughtfully designed double-storey floor plan offers spacious living areas and ample room for the whole family, making it perfect for both everyday living and entertaining. Once completed, the home will feature all the modern conveniences you expect while taking full advantage of the stunning, forever views that enhance the property's appeal.

The property has already had retaining wall work completed, providing a solid foundation for landscaping and outdoor areas.

4 4 2

FOR SALE
\$399,000 - \$438,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Set in a peaceful location on Manning Boulevard, surrounded by quality homes, this block is just a short drive from Darley Primary School, local shops, and Bacchus Marsh Golf Club. For those looking for a property with significant potential for value growth, this project represents a rare opportunity to finish a build in one of Darley's most desirable areas.

Options to Continue Your Build:

- Continue with the existing builder and pick up where the project left off.
- Engage local builders in the area who are ready to assist and provide quotes to complete the home.

Key Specifications:

- Site Size: 1,009 sqm
- Living Space: Approximately 50 squares
- Stage of Build: Frame stage
- Building Permits: All required permits and approvals in place
- Stunning Views: Expansive views from multiple areas of the home
- Retaining Walls: Work already completed

This is a rare opportunity for buyers seeking to take over a project and create their ideal family home in a highly sought-after location.
(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today! The LJ Hooker Team welcomes you and looks forward to meeting you at the inspections.

DISCLAIMER: All stated dimensions are approximate only. Particulars are provided for general information and do not constitute any representation on the part of the vendor or agent.

For an up-to-date copy of the Due Diligence Checklist, please visit:
<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	RKYHWU
Property Type	House
Land Area	1009 m2

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