

35 Calder Highway, Diggers Rest

Offered for sale for the first time in 45 years.

Versatile Dual Living Opportunity Ideal for Investors or Extended Families.




Welcome to 35 Calder Highway, Diggers Rest. A rare and highly flexible property offering exceptional potential for investors, extended families, owner-occupiers seeking genuine Dual-living options.

Set on a generous 585m²; (approx.) allotment, this unique home is cleverly divided into two self-contained living zones, making it perfect for dual occupancy, multi-generational living, or dual-income investment.

The residence comprises a total of five bedrooms, two bathrooms, and two kitchens, delivering space, privacy, and functionality rarely found in one address.

The front section of the home features three well-sized bedrooms, a central bathroom, its own kitchen, and comfortable living areas, ideal for a family household or primary residence.

The second section offers a fully independent layout with two bedrooms, a bathroom, kitchen, and living space, perfectly suited for

5  2  2 

FOR SALE

Please Call

AGENTS

Adam Elsherif
0413 222 069
adame@ljhooker.com.au

Yousof Dabboussi
0426 121 274
Yousofd@ljhooker.com.au

AGENCY

LJ Hooker Sunbury

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**

adult children, in-laws, guests, or rental income.

Positioned in the growing and family-friendly suburb of Diggers Rest, with convenient access to schools, shops, public transport, and major road links, this property presents a smart opportunity with strong future appeal.

Step outside to a beautifully designed backyard unfolds like a private retreat, where every element feels intentional and refined. The space is anchored by an elegant patio, finished with premium stone paving that flows seamlessly from the home, creating the perfect setting for outdoor dining and entertaining. At its centre sits a stunning gazebo—architecturally striking yet inviting—featuring timber accents, soft ambient lighting, and enough space to host relaxed gatherings or quiet evenings outdoors.

Surrounding the patio, lush landscaped gardens add depth and colour, with manicured lawns, layered greenery, and feature plants that provide both privacy and visual appeal. Thoughtfully placed pathways and lighting enhance the atmosphere, guiding you through the space and allowing the backyard to be enjoyed day or night.

Tucked neatly to the side is a well-appointed workshop, designed to be both practical and visually cohesive with the rest of the yard. Whether used as a creative studio, storage space, or a serious workspace, it offers ample room, solid construction, and easy access without compromising the beauty of the outdoor area

Property highlights include:

- . Large carport accommodating multiple vehicles
- . Side access and side parking, ideal for trailers, boats.
- . Reverse-cycle Air conditioning
- . Ceiling fans throughout the property
- . Solar panels for energy savings
- . Beautiful outdoor BBQ area
- . Fully covered outdoor entertaining area — perfect for year-round use
- . Workshop & Garden shed

Whether you're an investor looking to maximise returns, a family planning for long-term flexibility, or buyers seeking space for adult children or relatives, 35 Calder Highway delivers a lifestyle of versatility, comfort, and long-term potential.

For more information or to book your private inspection, please contact Adam Elsherif on 0413 222 069 or Yousof Dabboussi on 0426 121 274.

MORE DETAILS

Property ID 9BJ12
Property Type House
Land Area 585 m2

Adam Elsherif 0413 222 069

Director/OIEC | adame@ljhooker.com.au

Yusof Dabboussi 0426 121 274

Negotiator & Advisor | Yusofd@ljhooker.com.au

LJ Hooker Sunbury

Shop 12, Sunbury Square Shopping Centre, 2-28 Evans Street,
SUNBURY VIC 3429

sunbury.ljhooker.com.au | sunbury@ljhooker.com.au



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.