

27 Matipo Street, Doveton

## Unlock the Potential - A Rare Development Opportunity with Endless Possibilities

Set on a substantial 585sqm (approx.) allotment, this versatile property presents an outstanding opportunity for homeowners, investors, and developers alike. Offering comfortable existing accommodation alongside exciting future potential, this is a rare chance to secure a site with multiple pathways for value creation.

The current residence provides a practical and functional layout, featuring multiple living zones including a spacious family area and a generous rumpus room, complemented by three well-sized bedrooms, a central bathroom, and a separate WC. A well-positioned kitchen with an adjoining meals area ensures everyday convenience, while the expansive backyard enhances the overall lifestyle appeal.

Beyond its immediate liveability, the true value lies in the property's exceptional development potential. Retain the existing home and build at the rear, or explore the option to redevelop the entire site into multiple townhouses or units (STCA). With a wide block configuration and ample space, the possibilities here are both flexible and highly rewarding.

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### FOR SALE

NEW PRICE! \$670k to \$720k - 2 Living zones

### VIEW

Sat 20th Jun @ 12:30PM - 1:00PM

### AGENTS

Idriss Paykari

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Mustaffa Waseem

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### AGENCY

LJ Hooker Dandenong City | Berwick

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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.



### Key Features:

- Generous 585sqm (approx.) land size
- Strong development potential (STCA)
- Option to retain the existing dwelling and build at the rear
- Potential for multi-unit or townhouse redevelopment (STCA)
- Three bedrooms with a central bathroom and a separate WC
- Multiple living zones, including a large rumpus room
- Functional kitchen with adjoining meals area
- Expansive backyard offering flexibility
- Garage, carport, and multiple storage options
- Ideal for investors, developers, or owner-occupiers

Positioned for ultimate convenience, this property is within close proximity to local schools, parks, and everyday amenities, along with easy access to Doveton and surrounding shopping options. Enjoy a short drive to both central Dandenong and Westfield Fountain Gate, offering an extensive range of retail, dining, and entertainment. With nearby public transport and seamless connectivity to major arterials, including Princes Highway and the Monash Freeway, this location ensures effortless access across the South-East corridor.

### 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	9Z7HWR
Property Type	House
Land Area	585 m2

### Idriss Paykari 0470 088 316

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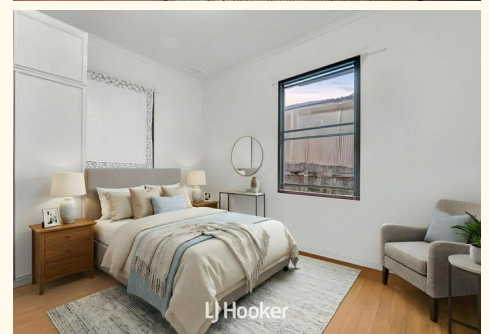
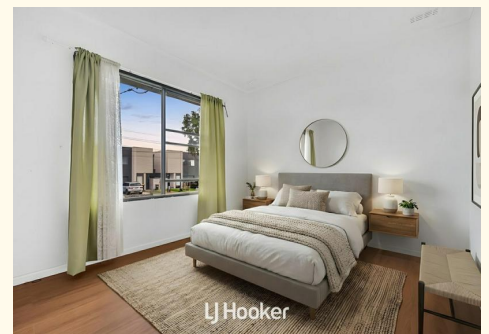
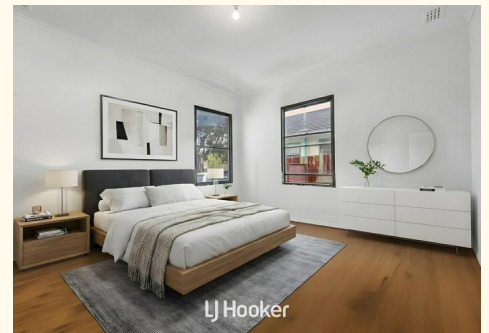
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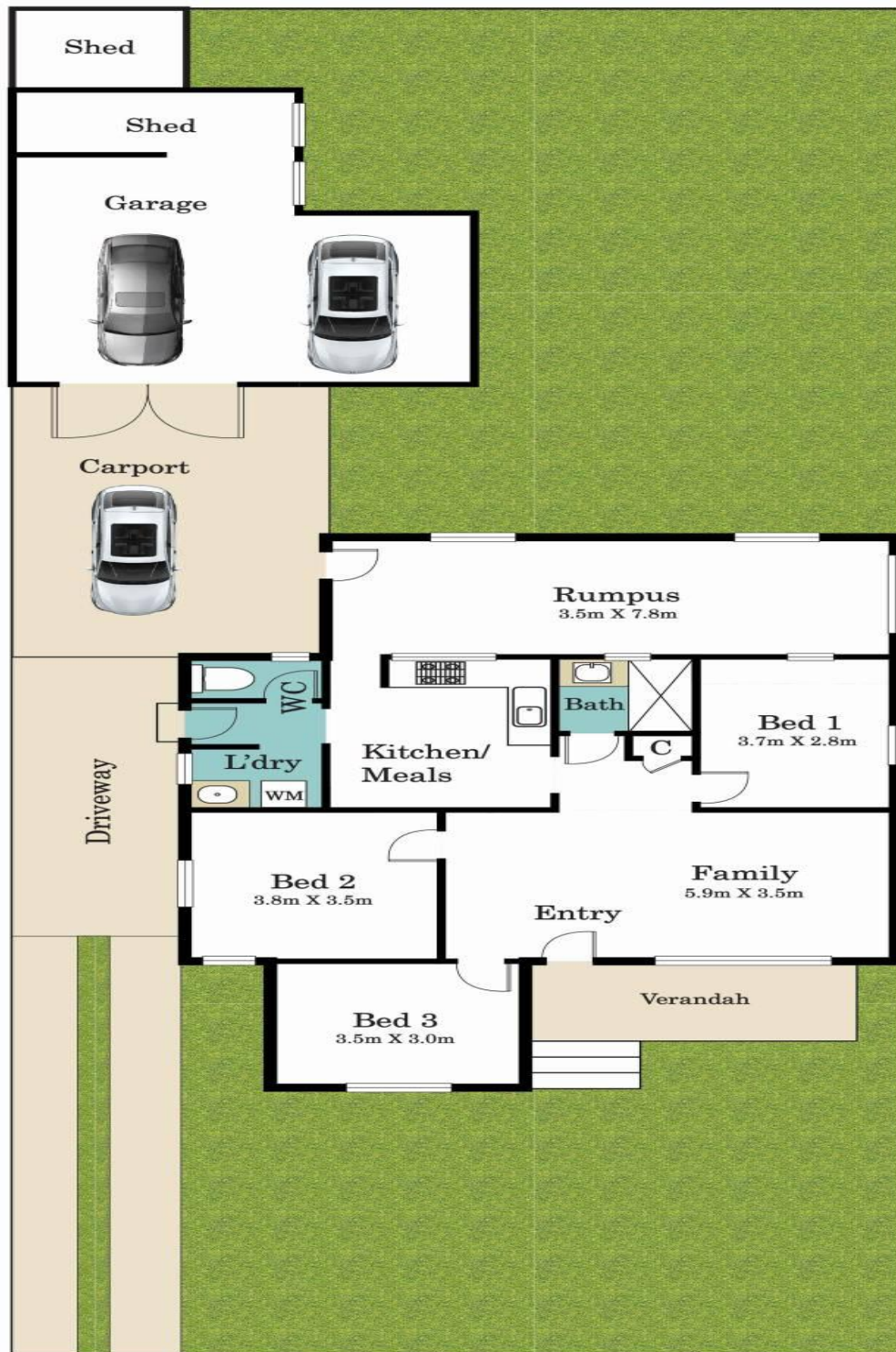
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# Floor Plan



**LJ Hooker**

**27 Matipo Street, Doveton**

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