



6 Camellia Court, Doveton

## PRIME DEVELOPMENT OPPORTUNITY ON APPROX. 644SQM WITH APPROVED TOWNHOUSE PLANS

Set in a quiet and tightly held court, this well-presented three-bedroom residence occupies a generous and uniquely shaped allotment of approximately 644sqm, offering an exceptional opportunity for developers, investors or astute buyers seeking future growth in a premium low-traffic setting.

The existing home provides comfortable, functional living with a central family zone, practical kitchen, three bedrooms with built-in robes, and a covered alfresco area overlooking a deep backyard. A long driveway allows excellent access to the rear of the block, enhancing development flexibility.

Importantly, the property comes with approved plans to build three townhouses, making it an ideal project-ready site. Alternatively, buyers may choose to retain the existing dwelling and construct an additional residence at the rear (STCA), maximising land value while maintaining flexibility.

3 1 2

**FOR SALE**  
\$720,000 to \$780,000

**VIEW**  
Sat 21st Feb @ 4:00PM - 4:30PM

**AGENTS**  
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**AGENCY**  
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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.



Court locations are highly sought-after for their privacy, minimal traffic and family-friendly appeal, further strengthening the long-term desirability of this outstanding offering.

**Key Features:**

- Quiet court location with minimal traffic
- Approx. 634sqm allotment
- Approved plans to build three townhouses
- Option to retain the existing home and build one at the rear (STCA)
- Three-bedroom home with practical floor plan
- Covered alfresco and expansive backyard
- Garden shed
- Long driveway with excellent rear access
- Ideal for development, investment or land banking

Positioned in a peaceful court setting close to local schools, parklands, public transport and shopping amenities, with easy access to Princes Highway and Monash Freeway, this property combines everyday convenience with strong future growth potential in an established Doveton neighbourhood.

**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	9MFHWR
Property Type	House
Land Area	634 m2

**Rohullah Paykari 0423 649 553**

Owner/ Principal | [rpaykari.dandenong@ljhooker.com.au](mailto:rpaykari.dandenong@ljhooker.com.au)

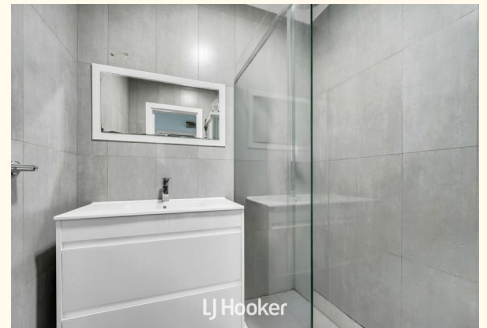
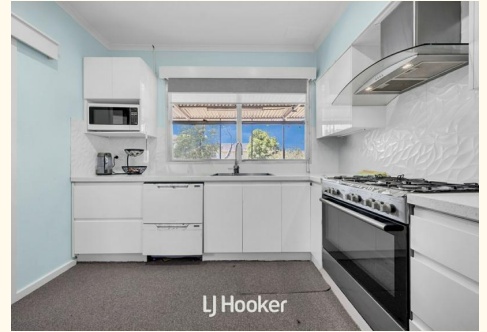
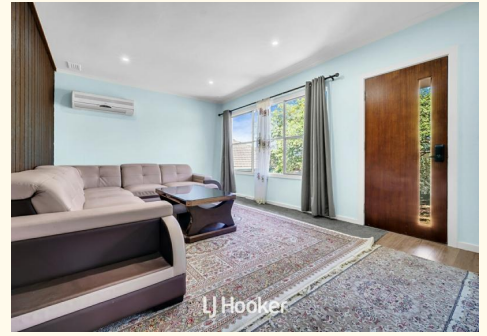
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## Floor Plan



**LJ Hooker**

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\* Dimensions are approximate and for illustrative purposes only