



8 Laburnum Grove, Doveton

Prime 798sqm (Approx.) Allotment with Exceptional Development Potential

Positioned in a quiet pocket of Doveton, this well-maintained residence presents an exceptional opportunity for developers, investors or forward-thinking buyers seeking strong future growth potential. Set on a substantial allotment, the property offers flexibility to move in, lease out, or capitalise on approved development plans.

The existing home features a practical layout comprising three bedrooms, a central living area, functional kitchen with adjoining dining space, bathroom, separate WC and full laundry. A carport and workshop provide additional convenience and storage, while the generous land surrounding the home enhances its long-term value.

What truly sets this property apart is its outstanding development potential. With plans and permits already approved for two additional units at the rear of the existing dwelling, the groundwork has been laid for a rewarding multi-unit project. Alternatively, buyers may explore the possibility to further maximise the site with a three-unit development (STCA), or retain the current residence and construct a new dwelling at the rear for dual occupancy flexibility.

3 1 2

FOR SALE
$680,000 - $740,000 Private Inspections Available

VIEW
By Appointment

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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.

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Key Features:
- 798sqm (Approx.) allotment
- Three-bedroom existing residence with a functional floorplan
- Central living area with adjoining dining
- Well-positioned kitchen with ample space
- Bathroom with separate WC
- Full laundry
- Carport plus separate workshop
- Expansive allotment offering outstanding potential
- Approved plans and permits for two units at the rear
- Opportunity to explore three-unit development (STCA)
- Ideal investment, development or land banking opportunity
- Prime location

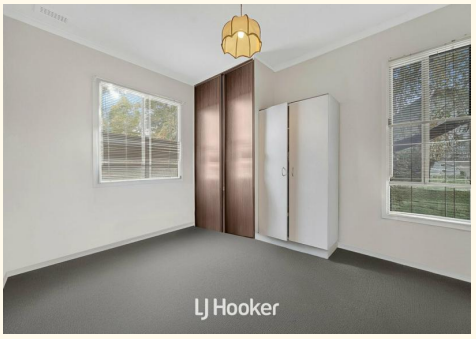
Situated close to local schools, parks and shopping amenities, the property enjoys easy access to Doveton College, Autumn Place Shopping Strip, Dandenong Plaza and major arterials including the Princes Highway and Monash Freeway. With strong demand in the area and continued growth across the South-East corridor, this is a rare opportunity to secure a property with immediate and future upside.

Whether you choose to develop immediately or hold for future gains, this is a strategic acquisition in a high-growth pocket.

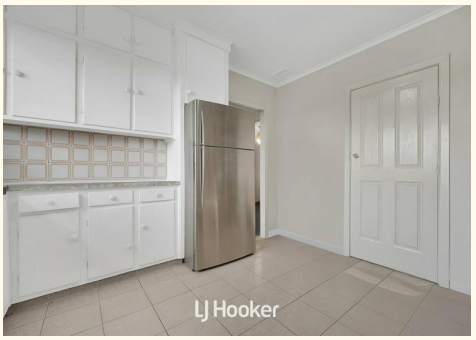
DISCLAIMERS:
Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.
The floor plans provided are for illustrative purposes only and should be treated 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.

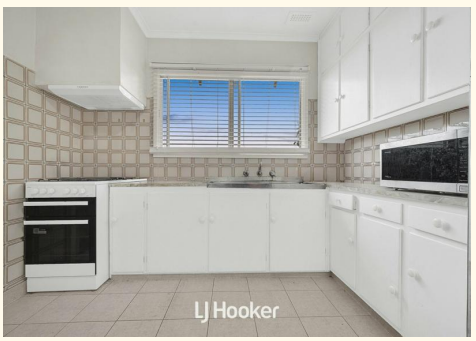
MORE DETAILS

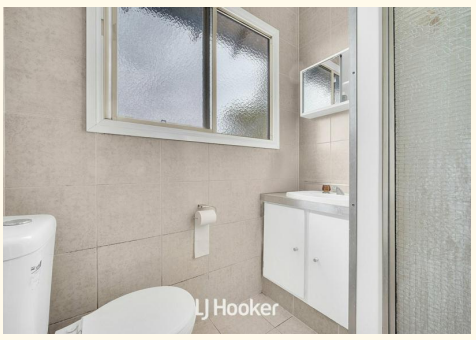
Property ID	9RUHWR
Property Type	House
Land Area	805 m2











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Floor Plan



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8 Laburnum Grove, Doveton

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