



68 Heatherton Road, Endeavour Hills

## Comfortable Family Living on a Generous 651sqm Allotment

Set on a generous approximately 651sqm block in a convenient Endeavour Hills location, this well-presented home offers a practical layout, multiple living areas and excellent outdoor entertaining, making it an ideal choice for families, first-home buyers or investors.

The home comprises three well-sized bedrooms, serviced by a centrally located bathroom, separate WC and a dedicated laundry with external access. The master bedroom is positioned toward the front of the home, providing privacy from the remaining bedrooms.

Multiple living zones enhance everyday comfort, including a formal living room at the front of the home and a spacious family area at the rear. Air conditioning ensures year-round comfort, while the functional kitchen connects seamlessly with the dining area, creating a practical hub for daily living.

Outdoors, the covered alfresco area provides an ideal space for year-round entertaining, overlooking a generous backyard with established greenery and garden sheds, offering ample room for children, pets or further improvement.

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**FOR SALE**  
\$780,000 to \$850,000

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

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

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A double carport and long driveway provide plenty of off-street parking, while the home's thoughtful layout presents comfortable living with scope to personalise or enhance over time.

**Key Features:**

- Approximately 651sqm of land
- Three spacious bedrooms
- Central bathroom with separate WC
- Multiple living areas
- Functional kitchen adjoining meals and dining
- Air conditioning for year-round comfort
- Covered alfresco for outdoor entertaining
- Generous backyard with garden sheds
- Separate laundry with external access
- Double Carport
- Unbeatable location

Given the prominent Heatherton Road location in a medical precinct there is substantial street frontage and high exposure, the property offers outstanding commercial conversion potential (STCA), ideal for a medical centre, specialist clinic, consulting rooms, allied health or professional offices, with excellent visibility and signage opportunities.

A future double-story development could capture sweeping 270-degree views, enhancing both commercial and residential value.

The generous allotment also lends itself to residential knock down rebuild, multi-unit or townhouse potential (STCA), making this an exceptional opportunity for developers, investors and owner-occupiers alike.

Conveniently positioned close to a range of local schools including Thomas Mitchell Primary School, James Cook Primary School, Gleneagles Secondary College and Maranatha Christian School, as well as parklands, Endeavour Hills Shopping Centre, public transport and with easy access to major road links, this home offers comfortable family living in a well-established neighborhood.

**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 9MWHWR  
Property Type House  
Land Area 651 m2

**Rohullah Paykari 0423 649 553**

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

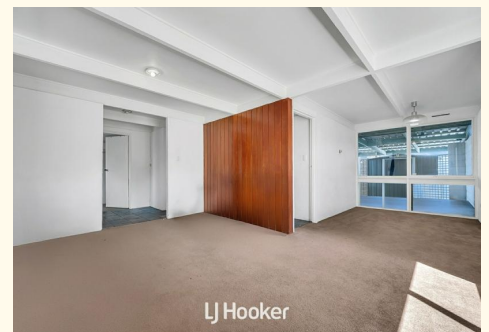
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## Floor Plan



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