



15 McLaughlan Avenue, Eumemmerring

3 1 2

## Versatile Family Living with Outstanding Development Potential

Set on a generous 756sqm (approx.) allotment, this well-maintained single-level residence presents an exceptional opportunity for homeowners, savvy investors and developers alike. Offering comfortable family living today with impressive scope for the future, the property invites possibilities to keep the existing dwelling and build at the rear, or explore options for multi-unit / townhouse redevelopment (STCA).

Inside, a spacious living room flows through to an adjoining dining area and functional kitchen, offering ample cabinetry, breakfast seating and easy access to the laundry. Three well-sized bedrooms - all with built-in robes - are serviced by a central bathroom and separate toilet, while a secondary lounge provides flexibility for growing families.

The appeal continues outdoors with an expansive alfresco ideal for year-round entertaining, overlooking a deep backyard with established greenery. A standout feature is the studio/workshop, perfectly suited for hobbyists, home-based businesses, creative pursuits or secure

**FOR SALE**  
\$665,000 - \$725,000 AUCTION THIS SATURDAY AT 4PM!!

### AGENTS

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### AGENCY

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storage. A garden shed and double carport further elevate practicality.

Comfort enhancements include split-system air conditioning, ducted heating, generous storage and a wide driveway offering additional off-street parking.

Well-positioned in a convenient, family-friendly pocket, residents are just moments from Dandenong Village, freeway connections, reserves, bus routes, schools and shopping - ensuring both lifestyle ease and excellent rental appeal.

#### Key Features:

- Land size: 733sqm (approx.)
- Options to retain the existing home and build behind (STCA)
- Potential for three to four units/townhouses (STCA)
- Three bedrooms with built-in robes
- Multiple internal living zones for family flexibility
- Functional kitchen with adjoining dining area
- Large alfresco for outdoor entertaining
- Studio/workshop plus garden shed
- Double carport and ample off-street parking
- Expansive backyard with established vegetation

A rare combination of comfort, land holding and development versatility - offering immediate liveability with genuine long-term upside, minutes from every essential convenience.

A rare opportunity to secure a substantial landholding with flexibility to live, lease or develop, this address promises both lifestyle enjoyment and strong future upside in a well-connected Eumemmerring location.

#### 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	9B0HWR
Property Type	House
Land Area	733 m2

#### Param Jandawar 0470 119 691

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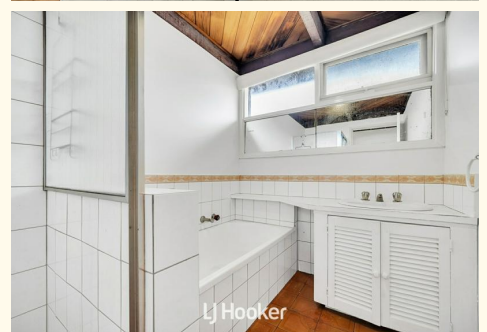
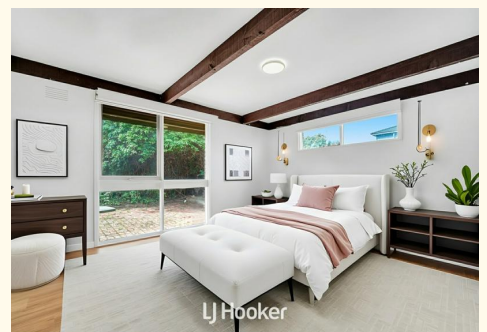
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# Floor Plan



**LJ Hooker**

**15 Mclaughlan Avenue, Eumemmerring**

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