







17 Moira Avenue, Ferntree Gully

Wide Frontage, Big Block & Endless Potential – 802sqm Approx.

Update:
While the inside is getting a little update we thought it would be a great idea to give buyers the opportunity of inspecting and see what is hidden underneath the old carpet that laid above. Too early for photos but please come to a scheduled inspection and see with your own eyes! If you like what you see you will have the chance to negotiate and purchase at a VERY attractive price!

About the property:
Perfectly positioned within one of Ferntree Gully's most sought-after and continually evolving pockets, this exciting opportunity offers the ideal blend of location, land size and future potential.

Set on a substantial 802sqm approx. allotment, larger than many in the surrounding area, the property boasts an impressive 31.5 metre frontage, no easements and a flexible block shape that opens the door to a range of possibilities. Whether you're looking to renovate, knock down and rebuild your dream home, explore a duplex development opportunity (STCA) or secure a smart landholding in a

3 1 2

FOR SALE
$750,000 to $795,000

VIEW
By Appointment

AGENTS
Rad Doslov
0450 885 798
rdoslov.boronia@ljhooker.com.au

Julien Karolos
0417 332 442
jkarolos.boronia@ljhooker.com.au

AGENCY
LJ Hooker Boronia
(03) 9762 1022

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Interested parties must rely solely on their own enquiries.

thriving location, this is a property that deserves your attention.





The existing home provides a solid foundation with 3 bedrooms, 1 bathroom, a spacious lounge room, and an oversized kitchen/meals area rarely found in homes of this era. Outside, there is a carport positioned behind a roller door, plus an additional covered pergola area with direct access to the home.

The location includes primary and secondary schools close by, Fairpark Reserve within easy reach, and Westfield Knox, EastLink and major amenities only a short drive away.

Key Highlights:
- 802sqm approx. allotment
- Wide 31.5m frontage
- No easements
- Ideal renovation, rebuild or duplex site (STCA)
- Highly desirable growth pocket
- Close to schools, parks, shopping & transport links
- Priced to sell – act early or wait for closing date

Opportunities offering wide frontage, generous land size, strong surrounding amenity and genuine future upside are becoming increasingly difficult to find. Don't miss your chance, submit an early offer or wait for the closing date, the choice is yours.

MORE DETAILS

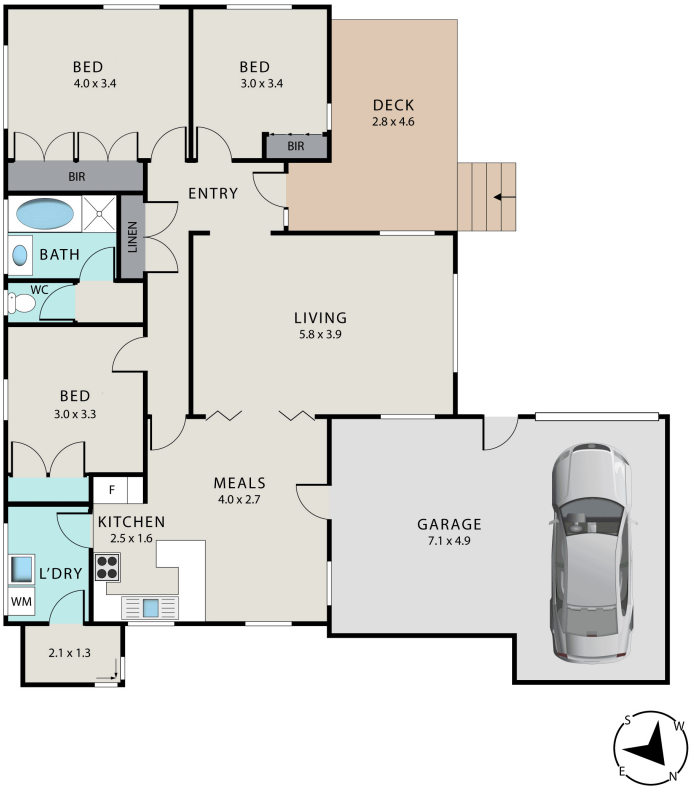
Property ID	T0AFBK
Property Type	House
Land Area	802 m2

Rad Doslov 0450 885 798
Sales and Marketing Specialist | rdoslov.boronia@ljhooker.com.au
Julien Karolos 0417 332 442
Director - O.I.E.C | jkarolos.boronia@ljhooker.com.au

LJ Hooker Boronia (03) 9762 1022
2/94 Boronia Road, BORONIA VIC 3155
boronia.ljhooker.com.au | boronia@ljhooker.com.au

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