







46 Clematis Avenue, Ferntree Gully

Priced to sell, see you at the next inspection!

Prestige Position, Sweeping Views, Endless Possibilities

Set on a substantial 1,432sqm (approx.) allotment in the foothills of the Dandenong Ranges, this unique property offers an exciting combination of space, views and future potential. Terraced for easier maintenance and enjoying sweeping westerly views across Melbourne's skyline, this is a property that will appeal to buyers with vision and an eye for opportunity.

One of the standout features is the convenient rear access via Tecoma Street, providing exceptional flexibility for vehicle storage, trailers, caravans or additional parking. This valuable access also creates endless possibilities for future improvements, extensions or redevelopment opportunities (STCA).

The existing home offers comfortable accommodation with two bedrooms and a central bathroom on the upper level. A spacious lounge and separate family/meals area both take full advantage of the stunning city outlook. Also located upstairs are the functional kitchen and laundry facilities. Downstairs, a generously sized third bedroom presents an excellent opportunity to create a private master retreat or

3 1 4

FOR SALE
$720,000

VIEW
By Appointment

AGENTS

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

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

AGENCY

LJ Hooker Boronia
(03) 9762 1022

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guest suite with minimal effort.

Stepping outside, a large rear deck provides the perfect place to relax, entertain and soak in the spectacular views. Beyond, a substantial concrete hardstand area offers ample off-street parking and room to manoeuvre vehicles with ease. Adding further appeal is a versatile detached room that could serve as a home office, studio, games room, fourth bedroom or creative workspace. With a little imagination, this space could become an invaluable extension of the home.

The location is equally impressive. Positioned just 1km (approx.) from Ferntree Gully Village and approximately 700m from Ferntree Gully North Primary School, you'll also enjoy easy access to Westfield Knox, EastLink, the iconic 1000 Steps walking trail and the many lifestyle attractions the Dandenong Ranges are renowned for.

A property offering land, views, versatility and outstanding future potential in one of Ferntree Gully's most sought-after foothill locations.

MORE DETAILS

Property ID	T0PFBK
Property Type	House
Land Area	1432 m2
Including	Deck











Julien Karolos 0417 332 442
Director - O.I.E.C | jkarolos.boronia@ljhooker.com.au
Rad Doslov 0450 885 798
Sales and Marketing Specialist | rdoslov.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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SITE MAP
(Width 20.3m Depth 69m)
approx.

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