




27 Rouke Street, Lilydale

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## A Rare Opportunity in the Heart of Lilydale &ndash; Development, Investment or Family Living!

**FOR SALE**

Please Call

**AGENTS**

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

Trish Nelson  
0447 214 391  
tnelson.boronia@ljhooker.com.au

**AGENCY**

LJ Hooker Boronia  
(03) 9762 1022

This is an opportunity not to be missed! Whether you're searching for a spacious family home, a quality investment, or your next development project &ndash; this property ticks all the boxes.

Proudly perched on the high side of the street with the Dandenong Ranges in one direction and the Yarra Valley in the other, Lilydale station and shops a short walk, Chirside Park Shopping Centre a short drive, the location couldn't be better. Set on a generous 965m<sup>2</sup>; (approx.) allotment with an expansive 19.5m frontage and no easements, this property offers exceptional potential in a thriving growth corridor.

The existing home features four bedrooms, two bathrooms, and multiple living zones &ndash; ideal for a large or multi-generational families. The master suite is thoughtfully zoned for privacy, offering its own breakout spaces separate from the kids' wing. On the ground level you will find a single garage and an enormous concreted space

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 **LJ Hooker**

ideal for a gym, workshop, rumpus, studio or storage &ndash; the possibilities are endless.

The fully fenced backyard is bathed in sunlight, includes a storage shed, and provides ample room for kids, pets, or future enhancements.

**Development Potential:** Rouke Street is a hotspot for development, zoned DD07 surrounded by a mix of &ndash;6 unit sites with strong precedent already set. Whether you're ready to build now or prefer to landbank and develop later (STCA), this site offers huge long-term upside.

**Investment Appeal:** Currently tenanted by long-term occupants on a month-to-month lease, with interest in renewing, this is a ready-made investment with scope to add value down the track. As development continues around you, the land's value and appeal will only grow.

Don't miss your chance to secure one of Lilydale's most promising opportunities. For more information or to arrange your inspection, contact Julien on 0417 332 442. We look forward to seeing you at one of our open homes!

## MORE DETAILS

Property ID	SNZFBK
Property Type	House
Land Area	965 m2

### Julien Karolos 0417 332 442

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### Trish Nelson 0447 214 391

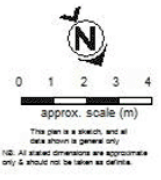
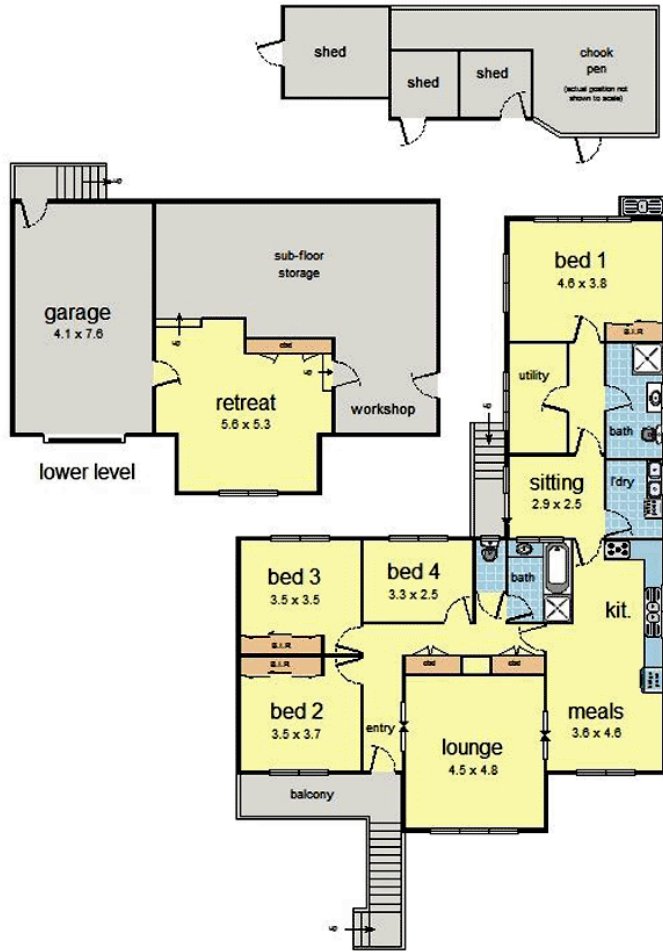
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