

5 Elsa Place, Narre Warren

## A Rare Family & Development Opportunity (STCA) in a Prime School-Side Court

Perfectly positioned in a peaceful and tightly held court, 5 Elsa Place, Narre Warren delivers an exceptional combination of space, lifestyle, and future potential on a generous 844m<sup>2</sup> (approx.) allotment. Homes of this size and versatility-especially in such a prized location-are becoming increasingly rare.

One of the standout advantages of this property is its immediate proximity to the highly regarded Oatlands Primary School. Located right next door, this is a dream setting for families-offering ultimate convenience, safe walking access, and strong long-term appeal for both owner-occupiers and investors.

The home itself is thoughtfully laid out and well maintained, featuring multiple living zones that cater comfortably to growing families. The spacious master bedroom is complemented by a stylishly updated ensuite, while the home also features an oversized main bathroom finished in a contemporary new style, delivering comfort and practicality for family living.

4 2 5

### FOR SALE

\$950,000 - \$1,045,000

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Dandenong City | Berwick  
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Step outside and discover an expansive backyard that backs directly onto a park, providing a private, green outlook and a wonderful sense of openness. Whether entertaining guests, watching the kids play, or simply enjoying the tranquillity, this outdoor setting is truly special. A covered pergola and outdoor entertaining area make year-round gatherings effortless.

With its substantial land size, wide layout, and court location, the property also offers excellent potential for subdivision or future development (STCA)-making it an attractive prospect for developers or those planning ahead.

#### Additional Features Include:

Quiet, family-friendly court location

Rare 844m<sup>2</sup> (approx.) block with future subdivision potential (STCA)

Directly next to Oatlands Primary School —unbeatable convenience

Parkland at the rear for privacy and lifestyle enjoyment

Solar panels for energy efficiency and reduced power bills

Exceptional 5-car parking including garage, open garage, and driveway space

Multiple living areas ideal for families or entertaining

Updated ensuite and newly styled oversized main bathroom

Situated close to shops, public transport, parks, and key amenities, this property offers the perfect balance of lifestyle, location, and long-term value.

Whether you're a family seeking space and schooling convenience, or an investor looking for future upside, 5 Elsa Place is an opportunity not to be missed.

**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	9PBHWR
Property Type	House
Land Area	844 m <sup>2</sup>



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#### Sean Soshiance 0452 596 987

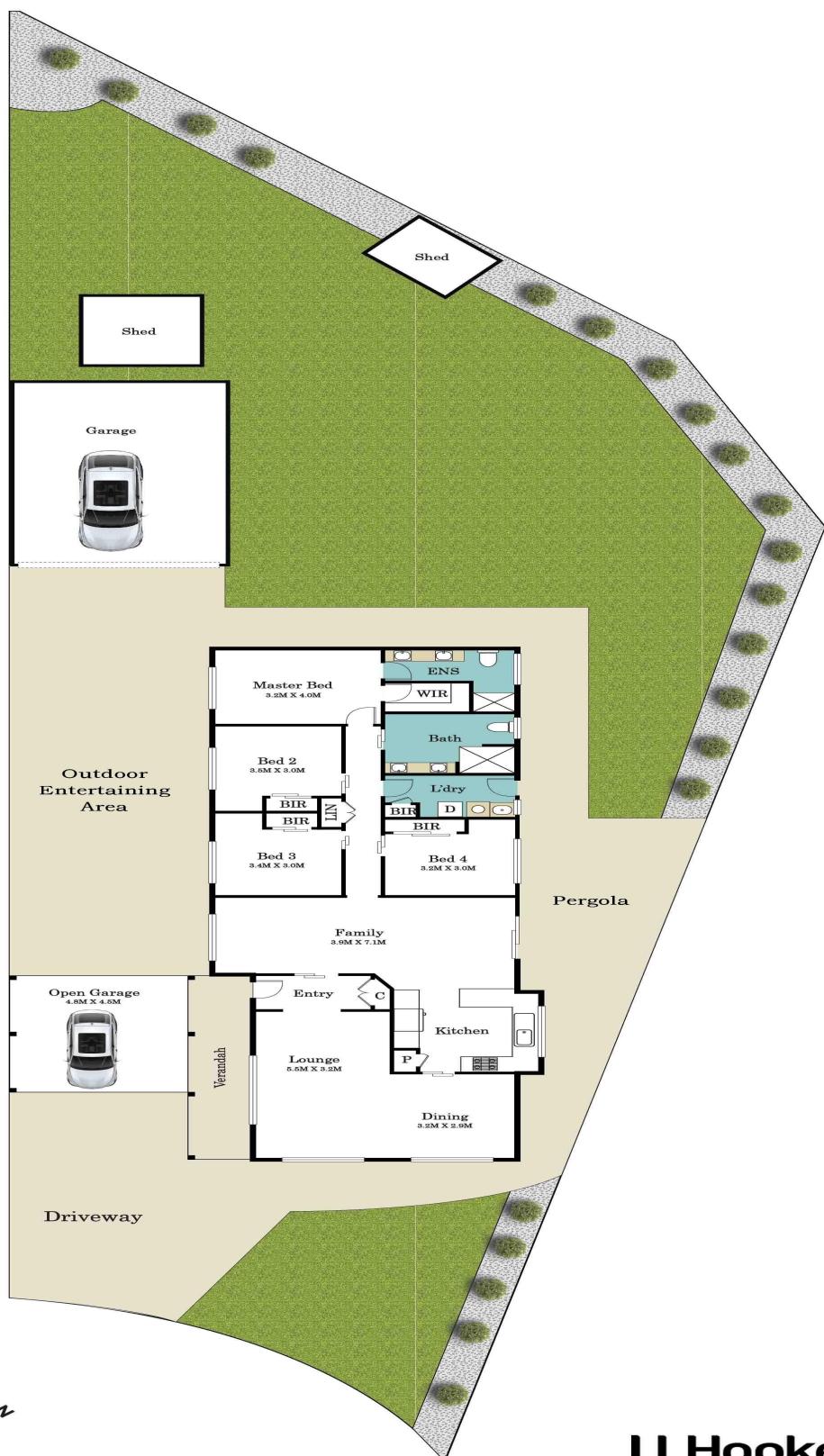
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## Floor Plan



**LJ Hooker**

**5 Elsa Place, Narre Warren**

\* Dimensions are approximate and for illustrative purposes only

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

 **LJ Hooker**