



56 Bowmore Road, Noble Park

HOT ALERT: Move-In Ready + 793m² - Subdivide Or Build (STCA)!

Opportunity knocks on a grand scale! This beautifully renovated 4-bedroom family home sits on a generous 793m² (approx) flat allotment, one of the largest and most desirable blocks in the area. Offering the perfect blend of immediate comfort AND incredible future potential.

HOME HIGHLIGHTS
- 4 spacious bedrooms
- Renovated and ready to move in
- Two distinct living zones, perfect for growing families or entertaining
- Multiple car accommodation, ample off-street parking for cars, boat or trailer
- Ducted heating & split-system cooling for year-round comfort

DEVELOPMENT POTENTIAL: THE BIG OPPORTUNITY!
The massive 793m² land size unlocks exciting possibilities (STCA):
- Keep & enjoy the existing home + build a dual-occupancy or extension at the rear

4 1 2

FOR SALE
$930,000 to $999,000 Collecting Offers!

VIEW
Fri 13th Nov @ 5:00PM - 5:30PM

AGENTS
Sean Soshiance
0452 596 987
sean.soshiance@ljhooker.com.au

Quinnie Hua
0401 661 742
quinnie.hua@ljhooker.com.au

AGENCY
LJ Hooker Dandenong City | Berwick
(03) 9877 9750

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Knock down & build up to 4 townhouses, strong local precedent for multi-unit development

No overlays, clean site with clear development pathways

Excellent land-to-building ratio, maximum value-add upside!

UNBEATABLE LOCATION - EVERYTHING NEARBY!

Harrisfield Primary School - just 300m / minutes away

Carwatha College P-12, Noble Park Secondary College, close by.

Noble Park Train Station: 3 Mins , Pakenham/Cranbourne line, direct to CBD

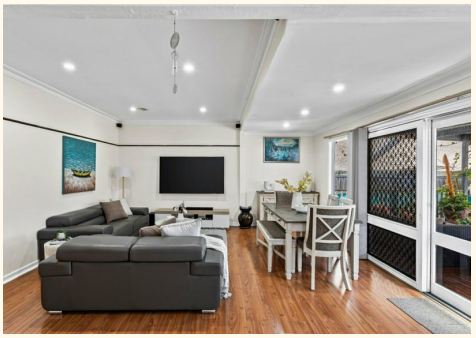
Bus routes 811, 812, 815, 709: all within easy walking distance.

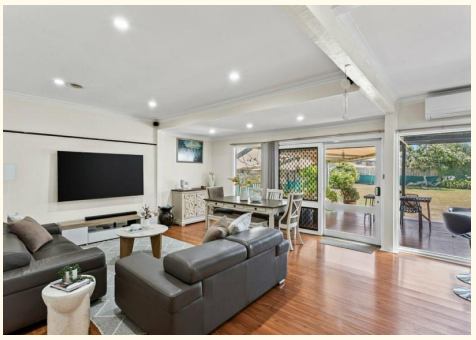
Noble Park Reserve, Ross Reserve & local parks, minutes away.

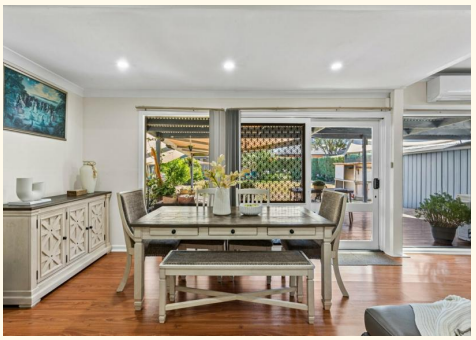
Douglas Street Shopping Strip, Parkmore Shopping Centre - close by

Quick access to EastLink & Princes Highway - seamless connectivity

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	A9NHWR
Property Type	House
Land Area	793 m2
Including	Toilets (2)

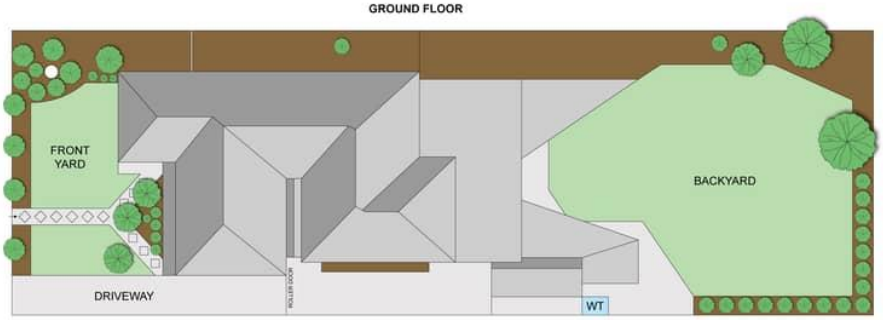
Sean Soshiance 0452 596 987
Sales Specialist | sean.soshiance@ljhooker.com.au
Quinnie Hua 0401 661 742
Sales specialist | quinnie.hua@ljhooker.com.au

LJ Hooker Dandenong City | Berwick (03) 9877 9750
8/28-32 Gloucester Ave, BERWICK VIC 3806
dandenong.ljhooker.com.au | dandenong@ljhooker.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



GROUND FLOOR



SITEPLAN

N

TOTAL: 136m²

56 Bowmore Road, Noble Park

Disclaimer: This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their investigations.

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.