



LJ Hooker






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8 Gatcum Court, Noble Park

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## A Landmark Opportunity on 760sqm —Immediate Luxury, Future Vision (STCA)

**FOR SALE**  
\$895,000 to \$950,000

### AGENTS

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### AGENCY

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Positioned on an expansive approx. 760sqm allotment, this well-presented family home delivers immediate comfort alongside outstanding future development potential (STCA). Whether you're looking to move straight in, invest, or explore redevelopment opportunities, this property offers flexibility rarely found in such a prime location.

The existing residence features a practical and family-friendly layout with multiple living zones, ducted heating, and a seamless flow to the outdoor alfresco area. Surrounded by beautifully landscaped gardens and established fruit trees, the home enjoys a peaceful, green outlook while still offering generous open space for families and entertainers alike.

From a development perspective, the possibilities are compelling - potential to build up to five units/townhouses (STCA), or alternatively retain the existing home and construct two dwellings at the rear (STCA), making this an ideal opportunity for developers, builders or astute investors.

Located in a highly sought-after pocket of Noble Park, the property is close to schools, parks, shopping centres, public transport and major

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road connections, ensuring strong lifestyle appeal and future growth.

**Key Features:**

- Three spacious bedrooms providing comfortable family accommodation
- Multiple living areas, including a central living room and a separate rumpus room
- Functional kitchen with adjoining dining area
- Ducted heating and air conditioning for year-round comfort
- Covered alfresco ideal for outdoor entertaining
- Approx. 760sqm allotment with future development potential (STCA)
- Beautifully landscaped gardens with established fruit trees
- Single garage, shed and long driveway with ample off-street parking
- Quiet court location close to schools, shopping centres and public transport
- Potential to retain the existing home and build at the rear or redevelop (STCA)

Conveniently located close to Noble Park Primary School and Noble Park Secondary College, with Noble Park Shopping Centre, Parkmore Shopping Centre and Noble Park Train Station all just moments away, offering excellent access to everyday amenities, public transport and major road connections.

Opportunities like this are rare - offering immediate livability with exceptional future upside. Inspect today and secure a property that delivers both lifestyle and long-term potential.

**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	9G1HWR
Property Type	House
Land Area	760 m2

**Rohullah Paykari 0423 649 553**

Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

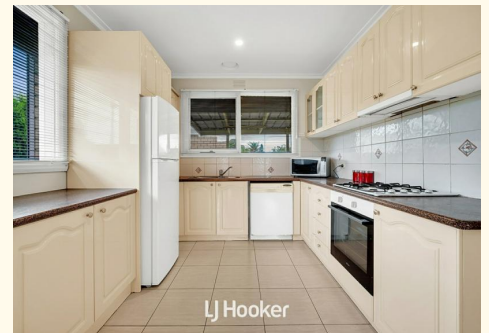
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# Floor Plan



8 Gatcum Court, Noble Park

\* Dimensions are approximate and for illustrative purposes only

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