



# FOR SALE

## NEST , INVEST OR DEVELOP

The property located at 69 King George Parade, Dandenong, is a unique corner block measuring approximately 682m<sup>2</sup>. It offers convenience and potential for improvement. The location is highly advantageous, with close proximity to various amenities and facilities. Within minutes, you can reach St. Gerard's and Dandenong West Primary Schools, Lyndale Greens Secondary School, Yarraman Train Station, South Eastern Private and Dandenong Hospitals, as well as Dandenong Market, Plaza, and a diverse range of eateries and businesses.

The existing home on the property features 3 bedrooms, a bathroom with a toilet, a kitchen and dining area, and a spacious separate lounge room. You have multiple options to consider. You can choose to renovate the existing property, exploring the possibility of demolishing and building new townhouses or units (subject to council approval), as many others have already done in the area. Alternatively, the property would also make an ideal site for a new family home.

We encourage you to inspect the property today to explore its potential further.

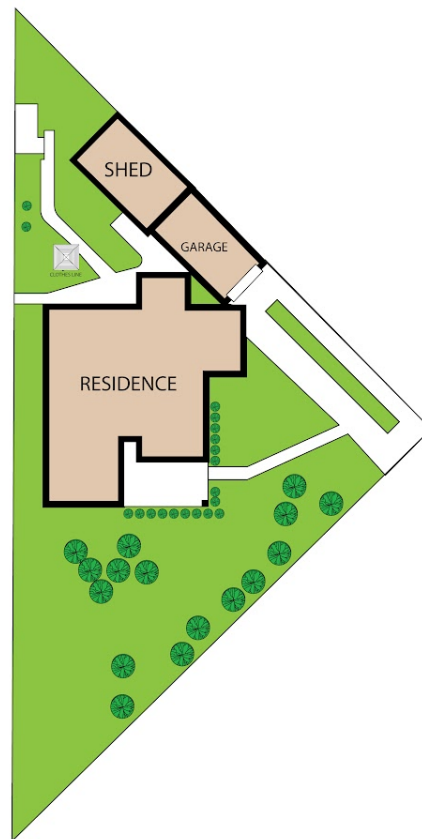
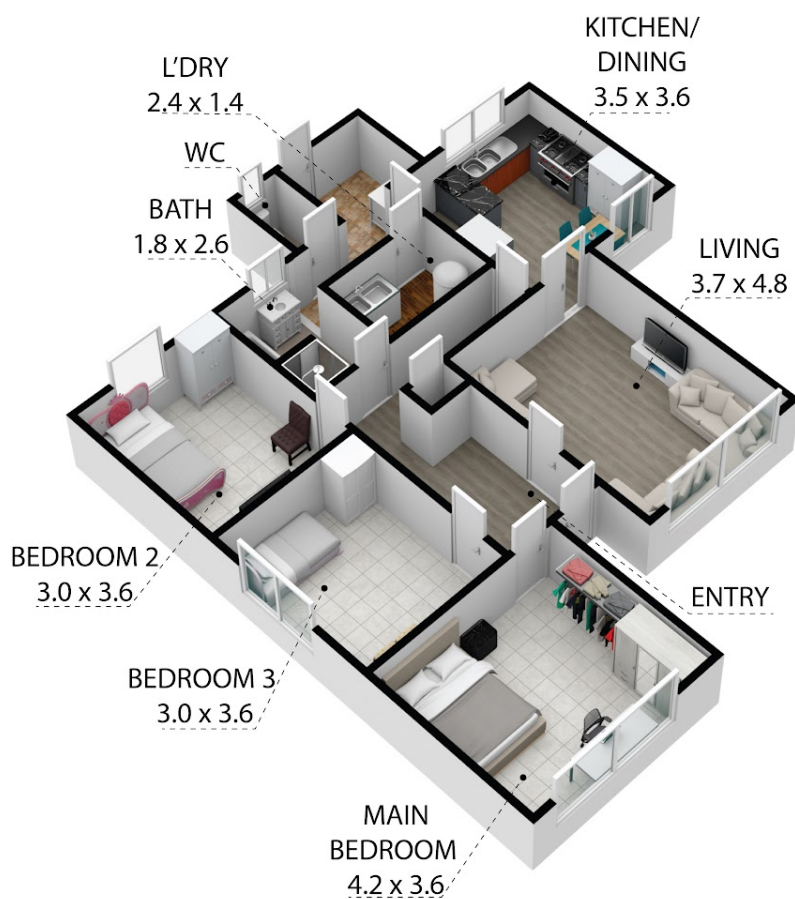
**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
Auction

**OPEN FOR INSPECTION:**  
N/A



**Leon D'Penha**  
**0415205032**  
leon.dpenha@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



69 King George Parade, Dandenong 3175  
TOTAL APPROX. FLOOR AREA 96 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photography and Floorplans by  
**VISUAL**  
IMPRESSIONS

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.