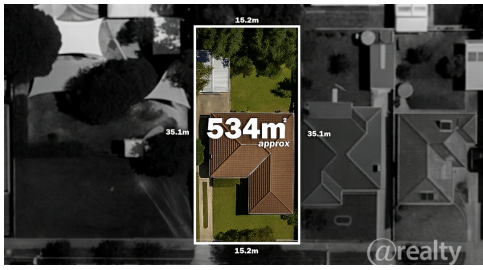
8 BARCLAY DRIVE, CHELTENHAM, VIC, 3192









SOLD

KNOCK-DOWN & REBUILD OPPORTUNITY IN A PREMIUM CHELTENHAM POCKET

INSPECTIONS BY APPOINTMENT ONLY. ENQUIRE NOW TO ARRANGE YOURS!

Set on approximately 534 m² in a quiet, established street, this original brick veneer home presents an exceptional opportunity to start fresh in one of Cheltenham's most tightly held family precincts.

The existing three-bedroom dwelling is in largely original condition and requires significant work, offering the perfect site for those ready to design and build new, or explore redevelopment options (STCA). Situated within the Neighbourhood Residential Zone – Schedule 7 (NRZ7) and Design and Development Overlay – Schedule 5 (DDO5), the property provides a solid foundation for a quality project in a well-established residential setting.

Enjoy the convenience of Kingston Heath Primary School just around the corner and zoning for Cheltenham Secondary College, along with quick access to DFO Moorabbin, Kingston Heath Golf Club, and nearby parks and reserves. Westfield Southland, Cheltenham Station, and local cafes are all within easy reach, reinforcing the lifestyle appeal of this blue-chip location.

Whether you're a home builder, investor, or developer envisioning a custom new residence or multi-dwelling opportunity (STCA), this address delivers a rare blend of position, potential, and promise.

Disclaimer: All information provided has been prepared with care; however, we make no guarantee as to the accuracy of the information. Prospective buyers are advised to make their own inquiries and seek independent legal and financial advice. We accept no responsibility for any errors, omissions, or discrepancies.

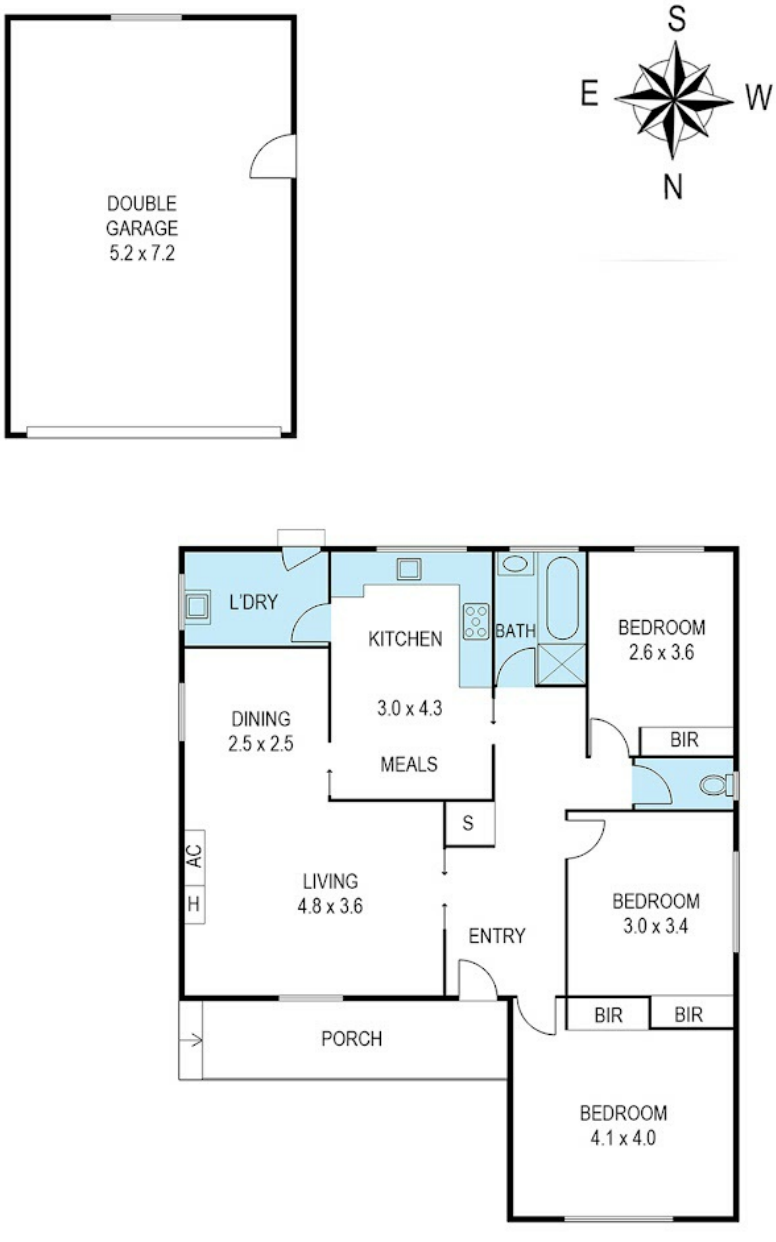
3 BED | 1 BATH | 2 CAR

PRICE:
$901,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN

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.

Bushes and trees are placed for illustration purposes. Plans should not relied on. Ineterest parties should make and rely on their own enquiries.

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