



FOR SALE

PRIME CORNER BLOCK ON 593SQM WITH DUAL DRIVEWAY POTENTIAL AND STRONG RENTAL RETURN (S.T.C.A.)

8 Mollison Street, Dandenong North

Rarely does a corner block of this calibre become available in a highly sought-after and well-established pocket of Dandenong North, offering immediate rental income together with exceptional development potential.

Set on approximately 593sqm (approx.), this premium site features dual street frontage and two separate driveway access points, providing excellent flexibility for future redevelopment. Subject to council approval, the property may suit those looking to explore the potential for two townhouses or two separate homes, making it an outstanding opportunity for developers, investors and forward-thinking buyers.

The existing brick veneer home is well maintained and offers comfortable living with a practical and functional layout. It comprises three spacious bedrooms with built-in robes, a renovated bathroom, and an updated kitchen with gas cooking. The light filled living area, polished hardwood floorboards, and high 2.7 metre ceilings add warmth, character and a sense of space throughout.

Additional features include gas ducted heating, split system cooling, evaporative cooling, and a 6.4kW solar panel system, providing year round comfort and energy efficiency.

Car accommodation is well catered for with a double garage together with additional off-street parking, allowing space for approximately three vehicles and enhancing the overall versatility of the property.

Currently leased at \$2,412 per calendar month, the property provides a strong and reliable rental return while future plans are considered.

Conveniently located within close proximity to Lyndale Primary School, Lyndale Secondary College, St Gerard's Primary School, local shops, pharmacy, post office and public transport

3 BED | 1 BATH | 2 CAR

PRICE:
\$750,000 - \$815,000

OPEN FOR INSPECTION:
N/A



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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.

DISCLAIMER

PLANS SHOWN ARE MARKETING PURPOSE ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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