

**1/107 Bogong Avenue, Glen Waverley, Vic 3150**



**Unit For Sale**

Wednesday, 21 February 2024

1/107 Bogong Avenue, Glen Waverley, Vic 3150

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Eddie Fu  
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Bryson Shen  
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## **Walk to Shops and Station Glen Secondary Catchment**

Body Corp Fee \$700/year (including building insurance). Situated at the front of a small unit complex with its own separate driveway and garage this well-maintained light filled freestanding unit offers the perfect setting for first home buyers, downsizers or investors wishing to purchase in the elite Glen Waverley Secondary Catchment. Nestled within walking distance to Glen Waverley train station, Glen Shopping Centre, theatres, cafes and restaurants, the home's generous dimensions have been well-planned with the open plan living, dining and gally style kitchen with gas cooktop, under bench oven and dishwasher, bathroom with shower, bath, vanity, skylight and separate toilet, 2 robed bedrooms, delightful rear yard with decking area and gated access to the front of the property. Extra inclusions are external sunblinds, gas ducted heating, split system cooling and ceiling fans in the bedrooms. Photo ID required at all open for inspections. Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs.  
<http://www.consumer.vic.gov.au/duediligencechecklist>