

1/7 Birdwood Avenue, Dandenong, Vic 3175

CENTURY 21

Unit For Sale

Wednesday, 31 January 2024

1/7 Birdwood Avenue, Dandenong, Vic 3175

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 374 m2

Type: Unit



Travis Bockman
0395476777

\$530,000 to \$580,000

Presenting a residence exuding timeless allure and distinctive features, this home stands as a testament to charm and character. Sharing the plot with just one other dwelling, it is strategically positioned on a generous 374m² allotment (approx). Uniquely, this exclusive arrangement translates to zero body corporate fees – a rare advantage. Nestled at the forefront of the duo, it boasts an added bonus of impressive street frontage. Internally, the dwelling has undergone a tasteful rejuvenation, emanating a light and airy ambiance. The modernized bathroom and kitchen showcase a seamless blend of functionality and style. The expansive living space adds to the allure, creating a harmonious living environment. Connecting seamlessly with the indoors, full window glass sliding doors lead to an inviting courtyard, offering an ideal space for outdoor enjoyment. The property also features a secure carport with a convenient remote roll-a-door situated behind the residence. Noteworthy is the recent repainting, further enhancing its aesthetic appeal. Adding to its allure, the front fenced yard provides extra space for play or additional car parking. Throughout the home, the floorboards have been sanded and polished, exuding a timeless elegance. One of the standout features is the inclusion of concept drawings, illustrating the potential for a side-by-side dual occupancy development (subject to council approval). This particular facet is poised to captivate the entrepreneurial buyer seeking a unique investment opportunity. For those considering renting this abode, our valuation ranges between \$490-\$520 per week. Please be advised that photo identification is mandatory for all inspections. Immerse yourself in a residence that seamlessly blends classic charm with modern amenities, providing an unparalleled living experience. Nearest Government Schools: Dandenong West Primary School, Dandenong High School, Dandenong North Primary School, Emerson School, Dandenong Primary School, Yarraman Oaks Primary School. Nearest Private Schools: St Gerard's School, Berry Street School, St Mary's School, St John's Regional College, St Anthony's School, Holy Family School. Parks: John Hemmings Memorial Park, Memorial Park Gardiner Reserve, Fotheringham Reserve. Healthcare: Dandenong Hospital. Services: Dandenong Police Station, Doveton Police Station. Sport and Recreation: Pat Wright Senior Oval. Community Facility: Paddy O'Donoghue Community Centre. **DISCLAIMER:** Every attempt has been made to ensure the accuracy of the information provided as presented. We encourage you to make your own assessment during an inspection. In addition, the measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself with the exact dimensions of the property/land / or of each room, we advise you to conduct your own measurements and/or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied.