

**2/113 Dorset Road, Boronia, Vic 3155**

 **LJ Hooker**

**Unit For Sale**

Tuesday, 19 December 2023

2/113 Dorset Road, Boronia, Vic 3155

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Kai Faiyaz  
0426901904



Esmail Namdar  
0498577554

**\$580,000 - \$620,000**

Situated behind an exclusive North-facing facade and discreetly positioned away from the main street, this executive-styled townhouse caters to the diverse needs of investors, first-time homebuyers, and those yearning for a more serene lifestyle. Spread across two levels of sumptuous living, the ground floor unveils a seamless floorplan with an uncluttered main living room seamlessly connected to a timeless kitchen and a dining area overlooking the outdoors. Boasting contemporary appointments, the kitchen features stainless steel cooking appliances and a dishwasher, with easy access to the paved courtyard and freshly landscaped lawn. Upstairs takes precedence with two bedrooms, both equipped with ceiling fans for comfort and triple built-in robes for ample storage. They share a well-appointed family bathroom offering a separate shower and bath, along with separate toilet facilities, complemented by a convenient powder room on the ground floor. The single garage, designed with roller door access to the backyard, provides a secure space for a second car. Added enhancements include ducted heating, split system cooling, a rainwater tank, and a small garden shed, ensuring a home that exudes complete comfort and satisfaction. Conveniently located near Wattleview Primary, Boronia College, Tim Neville Arboretum, Boronia Junction, buses, trains, Westfield Knox, and the EastLink Freeway, this residence offers easy access to essential amenities and transportation.