

# 2/323 Dorset Road, Boronia, Vic 3155



## Unit For Sale

Wednesday, 12 June 2024

2/323 Dorset Road, Boronia, Vic 3155

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 115 m2

Type: Unit



Elliot Bell

## Offers Closing Thursday 13/6 @5pm

This neglected treasure has seen better days, but there's still so much to love about this enticing offering including a deceptively quiet and private position tucked at the rear of only two on the block, the convenient locale, ample parking and the generous dimensions of the leafy allotment. Delivering an exceptional canvas for first home buyers wanting to escape the rent cycle, seasoned renovators who are seeking a project to flip, or strategic investors, don't miss your opportunity to unleash your creativity and transform this gem into a contemporary haven. The property greets you with an L-shaped living and dining space bathed in natural light from floor skimming picture windows, alongside a separately zoned kitchen and meals area awaiting your modern touch. Each bedroom is well-proportioned, with the master boasting an ensuite effect and walk-in robe and a central bathroom features a shower and full bath. With a private rear yard setting that offers a low-maintenance outdoor space, there's ample room for pets, play equipment, or an entertaining haven. An oversized double garage provides plenty of room for vehicles and storage, and there's additional parking space to boot. Whether you're planning to renovate for reward or create a personal sanctuary to enjoy, scope at this price point is a rare find. Will you be the one to realise its full potential? At a Glance:

- 3 bedroom, 1 bathroom unit on 516m<sup>2</sup> in need of renovation.
- Only two on the block, rear unit set well back from the road.
- Double oversized garage plus additional parking for at least 3 cars.
- Generous backyard space.
- Walk to station and shops.

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.