

**31A Birdwood Avenue, Dandenong, Vic 3175**

**Sold Townhouse**

Saturday, 23 December 2023



31A Birdwood Avenue, Dandenong, Vic 3175

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 232 m2**

**Type: Townhouse**



Coco Ma

0391084838



Javed Samadi

0414977311

**\$604,000**

Making everyday life effortless for a busy household, this impeccable contemporary townhouse combines sophistication and style with family-friendly comfort, situated within metres of zoned schools and leafy parks. Occupying a generous corner block and boasting a desirable northerly aspect, the home is instantly captivating with its modern rendered façade, manicured frontage, and beautiful stone porch, opening to reveal soft neutral tones, soothing leafy outlooks, and large glossy tiles. Ideal for cosy TV evenings or family gatherings, the open plan living/dining zone is bright and airy with high ceilings and a wonderfully relaxing ambience, flowing seamlessly to the entertainers' patio and sun-drenched easy-care backyard. Nearby, the sparkling stone kitchen is perfectly placed for ease of socialising while creating delicious homecooked meals, featuring a 900mm gas cooktop, electric oven, dishwasher, and high-shine cabinetry. The immaculate lower level also features a peaceful guest bedroom alongside a convenient bathroom, while the two remaining bedrooms are located upstairs with a further bathroom and exclusive rainfall ensuite. Impressive finishing touches are abundant throughout and include ducted heating, mirrored built-in robes, and roller blinds, plus a remote single garage, storage shed, and water tank. Ideal for a family with young children, the home is footsteps from Dandenong West Primary School and an easy stroll to Dandenong High School, while close to sprawling parks and sporting facilities. It's also just moments from Dandenong Station, Dandenong Plaza's shops and eateries, Dandenong Hospital, and the Eastlink. With nothing left to do but unpack and unwind, this is a superb choice for first-time homebuyers, savvy investors, and downsizers. Contact us today for a priority inspection.

**Property Specifications**

- Three bedrooms, open-plan living/dining zone
- Stylish stone kitchen with electric oven, 900mm gas cooktop, and dishwasher
- Two family bathrooms and private rainfall ensuite, stone vanities
- Ducted heating, blinds throughout, glossy tiles, double glazed windows, mirrored robes
- Sunny easycare garden, single garage, storage shed, water tank
- Walk to schools and parks, close to trains, shops, hospital and Eastlink

For more Real Estate in Dandenong, contact Coco Ma Real Estate. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.