

**35 Boronia Avenue, Dandenong North, Vic 3175**

**AREA SPECIALIST**

**House For Sale**

Friday, 19 January 2024

35 Boronia Avenue, Dandenong North, Vic 3175

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 560 m2**

**Type: House**



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## Private Sale \$750,000 - \$820,000

It's Addressed: Nestled on a sizeable 560m<sup>2</sup> block (approx.) in a quiet leafy neighbourhood, this updated family residence combines modern light-filled interiors with a generous backyard, providing prime convenience within footsteps of zoned schools. Behind the classic red-brick facade and expansive low-maintenance frontage, the thoughtful layout reveals calming warm tones and elegant hardwood flooring, showcasing a comfortable living room with a cosy fireplace and dual access. Nearby, the versatile family/dining zone gazes out to the large child-friendly backyard via a bank of floor-to-ceiling windows, while the sleek contemporary kitchen boasts marble-effect stone benchtops, quality appliances and a walk-in pantry/laundry. Completing this charming property, the three spacious bedrooms share a hotel-inspired bathroom with beautiful floor-to-ceiling tiles, stylish black accents, a walk-in rainfall shower and dark timber vanity. Adding to the home's appeal, finishing touches include ducted heating, evaporative cooling and split-system air conditioning, plus a single garage with storage, a carport, garden shed and extra off-street parking. Life in Dandenong North is the perfect combination of peace and convenience, placing this desirable address within a stroll of Lyndale Greens Primary School and Lyndale Secondary College. It's also within moments of glorious leafy reserves, Dandenong Hospital, Dandenong Square and markets, while close to Dandenong Station, the Eastlink and Monash Freeway for seamless city commuting. Move-in ready with scope to further personalise, this is a superb opportunity for young families and savvy investors. Contact us today for a priority inspection.

Property specifications- Three bedrooms, comfortable living room, versatile family/dining zone- Sleek stone kitchen with Westinghouse oven, gas cooktop, dishwasher- Bathroom with stone vanity and rainfall shower, two WCs- Ducted heating, evaporative cooling, split-system AC, two built-in robes, NBN- Solar panels, hardwood flooring, security shutters/screens, single garage and carport- Walk to schools, close to shops, train station, parks and major roads

For more Real Estate in Dandenong North, contact your Area Specialist. 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.