

**4/13 Lord Avenue, Dingley Village, Vic 3172**

 **LJ Hooker**

**Sold Townhouse**

Saturday, 9 December 2023

4/13 Lord Avenue, Dingley Village, Vic 3172

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



**Idriss Paykari**  
0470088316



**Esmail Namdar**  
0498577554

**\$820,000**

Welcome to 4-13 Lord Avenue, Dingley Village! Introducing a charming and low-maintenance property that offers convenience and comfort. This cozy double-storey abode offers a delightful blend of tranquility and convenience providing a perfect retreat from the bustle of everyday life. The good-sized bedrooms on level one provide a serene retreat, each offering ample storage space and plush carpeting for ultimate comfort. The master bedroom boasts its own private ensuite, split air-conditioning, and BIR. The air-conditioned open-plan living area on the ground level is serviced by the generous kitchen, complete with stone bench tops, an electric cooktop, and stainless steel appliances, including a dishwasher. This light-filled area is further complimented by an outdoor patio area which is accessed through the security screened glass doors sliding doors, so your family can really spread out. Features: Unit 4: 2 Bedroom, 2 Bathrooms, and 1 Garage- Master with ensuite, BIR, and a/c and other room/s with BIR and a/c- Open plan living and dining room with a/c- Outdoor entertainment area- Single-car garage- Low Maintenance yard- Separate Laundry and Powder room- Ducted heating and split Air-Conditioning- Rainwater tank- Timber flooring throughout on ground level- Tiles in bathrooms and plush carpet in bedrooms- Security screened glass doors and sliding doors The home is located in a much sought-after location so you have quick easy access to Shopping Centres like DFO Moorabbin, Parkmore Shopping Centre, Primary and Secondary Schools like Kingswood Primary School, Dingley Primary School, Haileybury- Keysborough Campus, daycare and medical/dental as well as sporting and entertainment venues. Whether you're looking for an investment property or seeking a comfortable and low-maintenance lifestyle, this residence offers a fantastic opportunity. Don't miss out on this gem! Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor, the agent, or the copywriter as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves