

# 9/36 Ann Street, Dandenong, Vic 3175



## Apartment For Sale

Saturday, 29 June 2024

9/36 Ann Street, Dandenong, Vic 3175

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 603 m2**

**Type: Apartment**



Jerome Mulholland

**\$330,000-\$360,000**

This stylish Italian built apartment has nice individual touches that make it very homely once you walk through the front door. The bamboo style floorboards make it warm welcoming & fresh feel throughout. High ceilings complement this apartment even super tall people would say it's airy due to the high door & corridor designs in this apartment. It has good natural light at the top floor during winter as well. A private balcony off the open plan lounge at rear through heavy double glazed sliding doors keep it noise free great for reading, private exercise or a coffee & newspaper. The kitchen is roomy, gas cooktop, Electric oven, Fisher & Paykel dishwasher stone bench-tops and rangehood. The whole apartment has double glazed windows as well, so the heat retention throughout is excellent in winter. In summer it's just a matter of opening a few windows to grab that cool breeze at the 2nd floor elevation or turn on the large reverse cycle unit in the lounge room, cools & heats the whole apartment very well. The main bedroom is big enough for a queen size bed with plenty of room to move, deep built in robe provides good storage, a large 2nd private balcony through the high sliding double doors. So again roomy & airy. Good sized euro style laundry along the corridor. This apartment would suit professional singles or a couple or overseas students easily as it's close to public transport the Dandenong CBD, ATO, Law courts, Dandenong Hospital staff, law offices, Dandenong Council and the iconic Dandenong Market, the multicultural food shops all within 5 minutes walk in any direction of this apartment. You get a car-park on title with this purchase, more storage facility attached. Easy street access to the ground level car-park is secured with remote controlled access. Keypad access at front entrance with a touch screen in your apartment so you can screen your visitors. Apartment 9 in Ann Street is for the buyer who wants something better, something they will enjoy owning in Dandenong CBD. Prices are always on the rise in Dandenong so do not miss this one.