

**92B Lower Dandenong Road, Parkdale, VIC, 3195**



**Townhouse For Sale**

Thursday, 22 August 2024

92B Lower Dandenong Road, Parkdale, VIC, 3195

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Angela Limanis

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## **Big, Brand New & Beautiful!**

Promising a world of style and sophistication, this brand new, luxurious double storey home of 26sqs, showcases a superlative blend of premium quality and appointments and exceptional family versatility in an enviable location and just moments to major shopping precincts, bus services schools and parks.

Step inside and discover a well-considered floorplan featuring generous living spaces across 2 levels, 2 master bedrooms- one on each floor plus well thought out storage solutions for the lifestyles of today.

### Ground floor:

Grand entry with impressive 1200mm wide pivot front door

Large master bedroom with walk in robe, private courtyard, striking ensuite with double vanity and shower

Oversized family and dining zone

Stone kitchen with waterfall edge & 900mm appliances

Fitted butlers pantry

Powder room

Double garage with internal access

### 1st floor:

2nd master bedroom with walk in robe, striking ensuite with double vanity and shower

Retreat/2nd living

Bedroom 3 with built in robe, bedroom 4 with walk in robe

Family bathroom with freestanding bath

### The home also features:

North facing aspect

NBN ready

2700mm high ceilings through both levels

Wide laminate floors throughout

Split system heating and cooling units throughout the homes

900mm cooking appliances

Plush carpets to stairs, 1st floor and all bedrooms

Striking balustrades, feature lighting and black accents (window frames, robe doors)

Fully landscaped and house sized yard plus separate courtyard from the ground floor master suite

Investors: You can expect a potential rental return of \$710-750 per week.

### Location - Short walk to:

Thrift Park shopping centre- includes supermarket, chemist, take away food etc.

Local shops along Lower Dandenong Rd

Acacia Avenue pre school

Mentone Park & Parktone primary school

In the zone for Parkdale Secondary College

Chiquita Park & Walter Gault reserve

2.6kms from Parkdale station and Parkdale shopping precinct

6 min drive to Parkdale beach

\*\* Online bidding is available for this auction - it is via the GAVL app. If you are bidding, please contact Angela to discuss this once you have inspected the property. GAVL offers buyers the opportunity to watch and bid in real-time \*\*

For further information or to arrange a private inspection contact Angela Limanis on 0414 664 374