



## FOR SALE

### START OUT, INVEST OR REDEVELOP

Invest in convenience, step into the property market or consider the dual occupancy options presented by this 590sqm approx., rectangular allotment (STCA), with comfortable current-day spaces and superb placement in a central lifestyle pocket.

Ideally configured to create a comfortable atmosphere for those starting out, the layout is instantly welcoming with a large living room sprawling over modern floating floorboards and filled with natural light thanks to front facing windows. The adjacent meals zone sits perfectly beside the kitchen, here you'll find stainless steel appliances, white cabinetry plus the easy clean surface of subway tiled splashbacks.

Found along the hallway are the three bedrooms, all serviced by a bathroom with toilet and laundry leading out onto an impressive alfresco entertaining deck and good-sized backyard.

Further complemented by the inclusions of a decked entry, ducted heating, split system air conditioning, high ceilings, shade awnings, garden shed plus a side driveway flowing through to the single garage.

Placed in a highly connected location, only 3.4km from Waverley Gardens Shopping Centre, with easy access to the lifestyle benefits of Lyndale Greens Primary, Lyndale Secondary, Nazareth College, South Eastern Private Hospital, parkland, Dandenong Plaza, Dandenong Market, transport and freeways.

Photo ID required at all open for inspections.

3 BED | 1 BATH | 1 CAR

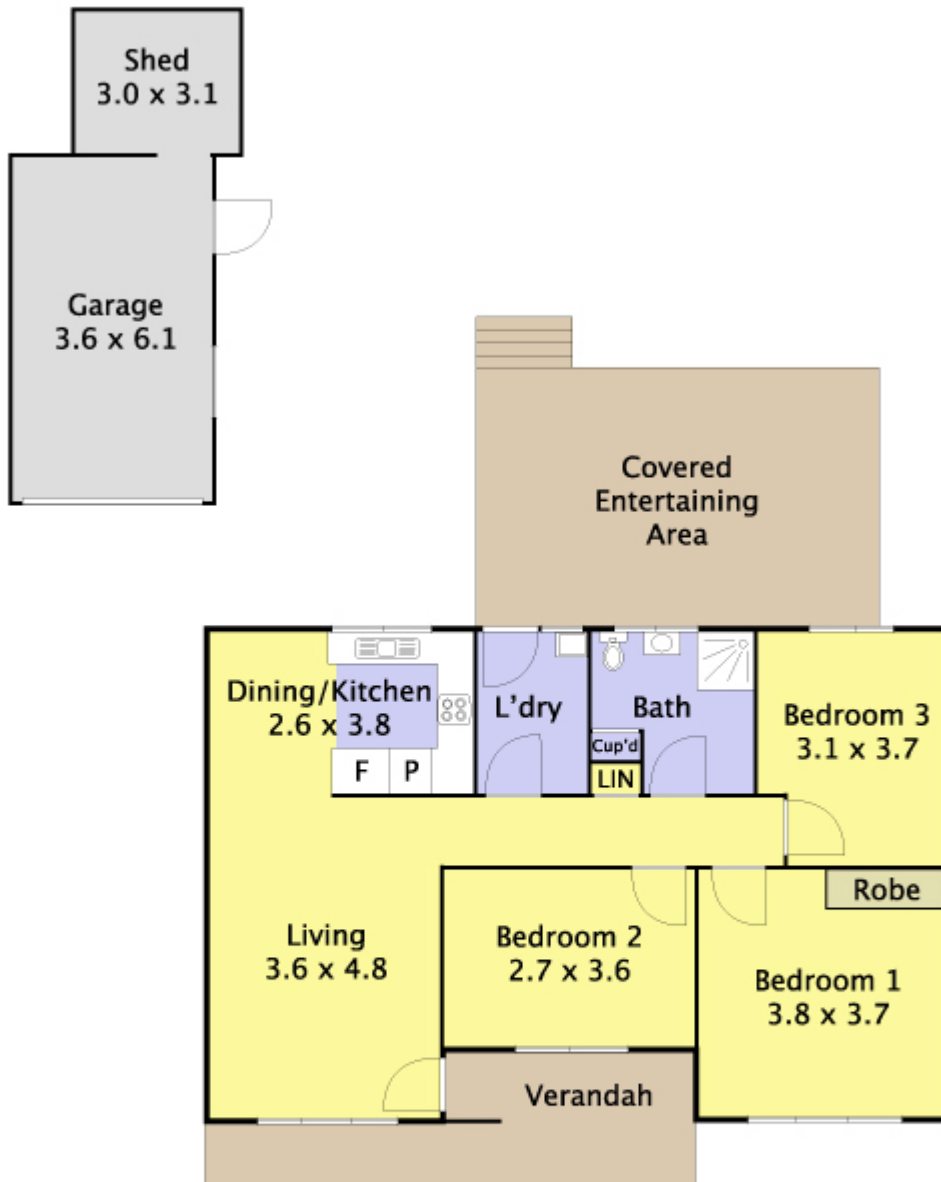
**PRICE:**  
\$600,000 - \$660,000

**OPEN FOR INSPECTION:**  
N/A



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## 19 Irving Road DANDENONG NORTH



"While every precaution has been taken to verify this information, it does not constitute any representation by the agent or vendor".

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.