1/4 EXETER COURT, **DANDENONG**





FOR SALE

VALUE PACK INVESTMENT OPPORTUNITY

Situated in a prime location of Dandenong, this beautiful block of units has a lot to offer, Walking distance to Dandenong Plaza, Dandenong Market, Dandenong high school, Dandenong Hospital, Dandenong Park, Dandenong Station and buses.

UNIT 1

- A spacious Living/dining
- 3 Bedrooms with BIR's
- Spacious Kitchen with gas cook top/oven and plenty of cupboard space.
- · Renovated bathroom with a separate bathroom
- Ducted heating, Air conditioning unit, downlights, and floorboards throughout the
- house.
- Well maintained front/backyard
- Single Car garage

UNIT 2

- A spacious Living area
- · 4 Bedrooms with BIR's
- · Master bedroom with full ensuite
- Spacious Kitchen with gas cooks top/oven, dishwasher, and plenty of cupboard space.
- Fully tiled Main bathroom with toilet.
- Ducted heating, evaporative cooling, downlights, tiled bathrooms, and floorboards throughout the house.
- · Well-maintained front yard and private backyard
- Double lockup garage with electric door

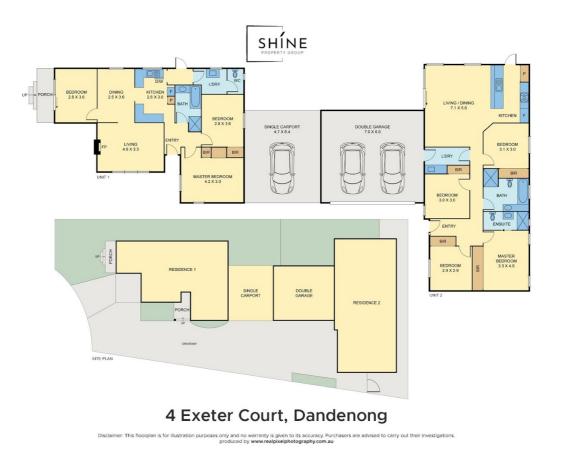
current rental return for UNIT 1 is \$1400 P/M current rental return for UNIT 2 is \$1900 P/M



PRICE: \$1,120,000 - \$1,170,000



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Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.