



**SOLD**

## NEAR NEW FRONT TOWNHOUSE ON 280M<sup>2</sup> MODERN, SPACIOUS & HIGH RENTAL RETURN

Welcome to 1/5 Alsace Street, Dandenong a beautifully built, near new 1.5-year-old double storey townhouse positioned proudly at the front of the block on a generous 280m<sup>2</sup> (approx.) allotment. Offering exceptional space, modern comfort and unbeatable convenience, this home stands out for its quality and versatility.

Inside, you'll find two oversized separate living areas, providing excellent flexibility for families, downsizers or investors. The second living zone also offers the potential to be converted into a third bedroom (STCA), giving you room to grow and adding future long term value.

With 2 bedrooms, 2 bathrooms and 3 toilets, the home is thoughtfully designed to maximise comfort, natural light and ease of living. Modern interiors, a sun filled open-plan design and a generous outdoor space make everyday living both warm and practical.

For savvy investors, this property offers a strong rental return, with the current tenant paying \$2,450 per calendar month.

### Key Features

Near-new townhouse – approx. 1.5 years old

Front unit with excellent street appeal

Large 280m<sup>2</sup> (approx.) land size – rare offering

Two oversized separate living areas

Potential to convert second living area into a third bedroom (STCA)

2 bedrooms, 2 modern bathrooms + 3 toilets

Spacious open-plan living, filled with natural light

**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$653,000**

**OPEN FOR INSPECTION:**  
**N/A**



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