



# FOR SALE

## 2 BR + 2 BATH TOWNHOUSE GATEWAY LOCATION

Do not judge by the looks, inspection sure to impress you and your family. Step into modern comfort with this impeccably presented 2-bedroom townhouse at 5/70 Langhorne Street, Dandenong – a perfect blend of contemporary living and practical design. Currently home to an excellent long-term tenant, this property offers immediate rental income for savvy investors, while vacant possession can be arranged at settlement for owner-occupiers. Positioned as the last unit on the block, this exceptional property delivers enhanced privacy and additional garden space, ideal for first-home buyers, downsizers, or astute investors.

- 2 spacious bedrooms with built-in wardrobes
- 2 separate full bathrooms - one on each level
- Ground floor kitchen with modern appliances and dishwasher
- Above-average large living area separate from formal dining
- Upstairs lounge space/study area - valuable bonus feature
- Comprehensive heating and cooling systems
- Elegant floorboards and quality carpets

The outdoor spaces impress with a generous, fully fenced block offering additional garden space thanks to the strategic end position. This means significantly less foot traffic and a quieter, more peaceful environment. A practical shed provides storage, while secure carport parking protects your vehicle. The eco-conscious water tank helps reduce utility costs.

- Walking distance to Dandenong railway station
- Direct train access to Melbourne CBD
- Wide road with easy access to major freeways and arterial roads
- Near schools, hospital, shopping centers, recreational facilities and much more

This property presents a rare opportunity to secure a quality investment with reliable rental income already in place, or to move into a well-maintained home with flexible settlement terms.

Disclaimer: Please note that information contained in this advertisement and any photos may have been enhanced for presentation purposes. We recommend conducting your own due diligence and inspection of the property.

## 2 BED | 2 BATH | 1 CAR

PRICE:  
\$580,000 - \$630,000

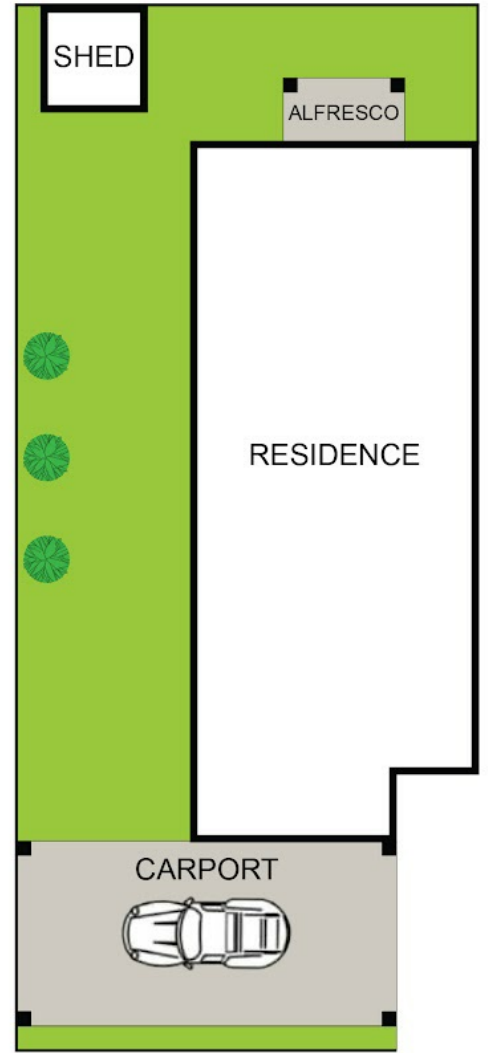
OPEN FOR INSPECTION:  
Apr 2 at 6:00pm - 6:30pm  
Apr 5 at 11:00am - 11:30am



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GROUND FLOOR



SITE PLAN

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.

DISCLAIMER

PLANS SHOWN ARE MARKETING PURPOSE ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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