



20 Rosella Avenue, Boronia

2 1 1

## Stop searching &ndash; this could be the one you've been waiting for!

Campaign Update - Offers will now close 5pm, Monday the 16th of February!

Set in a central and highly convenient location, this standalone, single-level residence is an outstanding opportunity for downsizers, first-home buyers and savvy investors alike. Offering low-maintenance living without compromise, it's easy to see why this property is so appealing.

Tucked privately behind a charming picket fence, the brick veneer home is packed with features. Inside you'll find multiple living zones, generously sized robed bedrooms, and a well-appointed central bathroom with ensuite-style access to the main bedroom, complete with bath and separate shower.

Internal access from the single lock-up garage adds everyday convenience.

The meals area opens out to a substantial elevated deck, where you can enjoy views of the Dandenong Ranges. From here, steps lead

**FOR SALE**

Please Call

**AGENTS**

Julien Karolos

0417 332 442

[jkarolos.boronia@ljhooker.com.au](mailto:jkarolos.boronia@ljhooker.com.au)

**AGENCY**

LJ Hooker Boronia

(03) 9762 1022

down to a manageable rear courtyard, complemented by excellent under-house and deck storage.

Comfort is well catered for with ducted heating, multiple split systems, ceiling fans, security doors and several outdoor spaces to relax or potter in the garden.

The location truly shines: approximately a 500-metre walk to Coles and Kmart Boronia, with Woolworths and Boronia Station just beyond. Quality schooling is close by, including K-12 options within easy walking distance, along with additional educational facilities a short drive away. Hospitals, Westfield Knox, and major arterials provide seamless access to Melbourne's CBD and the Mornington Peninsula.

Adding to the long-term appeal is the highly anticipated Boronia Renewal Project, set to revitalise the town centre into a vibrant, modern activity hub. With upgraded infrastructure, enhanced public spaces, new community facilities and improved connectivity, this transformation promises strong lifestyle benefits and future growth potential for owner-occupiers and investors alike.

## MORE DETAILS

Property ID	SXNFBK
Property Type	House
Land Area	267 m2

**Julien Karolos 0417 332 442**  
Director - O.I.E.C | [jkarolos.boronia@ljhooker.com.au](mailto:jkarolos.boronia@ljhooker.com.au)

**LJ Hooker Boronia (03) 9762 1022**  
2/94 Boronia Road, BORONIA VIC 3155  
[boronia.ljhooker.com.au](http://boronia.ljhooker.com.au) | [boronia@ljhooker.com.au](mailto:boronia@ljhooker.com.au)



## 20 Rosella Avenue, Boronia

