

## Boronia, 1E Conway Court

Modern, light filled and in a premiere location!

Positioned to offer the ultimate in lifestyle and convenience, very few others would rival this centrally positioned townhouse. Location is of the utmost importance in modern day high density living and I would challenge anybody to find a best address.

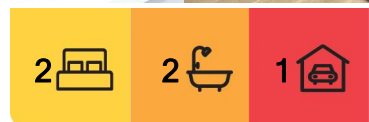
1E Conway Crt is less than 3 years old, still covered by builders warranty and an exceptional choice for first home buyers, downsizers or investors. For the investors, the town house is currently leased until September 2025 to an A+ tenant and for the owner occupiers we are willing to consider a longer settlement to offer vacant possession.

Features include:

- 2 bedrooms
- 2 bathrooms
- 3 toilets
- Timber look laminate & carpet flooring



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/SJYFBK](http://ljhooker.com.au/SJYFBK)

**Contact**  
**Julien Karolos**  
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**Trish Nelson**  
0447 214 391  
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**LJ Hooker Boronia**  
**(03) 9762 1022**

- Modern appliances
- Heating/cooling
- And much much more only an inspection will reveal

Across from Tormore Reserve and only minutes walking distance to Boronia Junction shops, Boronia Train Station, Boronia College, Boronia West Primary, Dandenong Ranges National Park and within easy reach of Eastlink and Knox Shopping Centre. You name it, this property has it!

## More About this Property

<b>Property ID</b>	SJYFBK
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Toilets (3) Balcony Dishwasher Built-in-Robes Secure Parking

### Julien Karolos 0417 332 442

Director - O.I.E.C | [jkarolos.boronia@ljhooker.com.au](mailto:jkarolos.boronia@ljhooker.com.au)

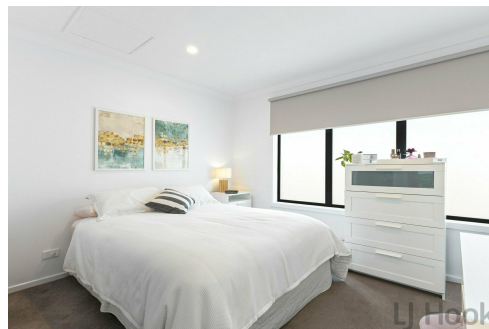
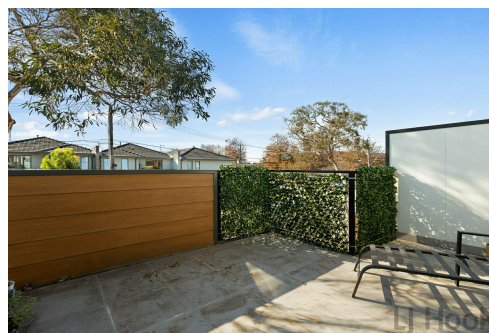
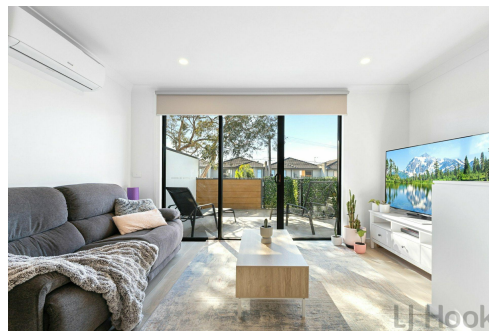
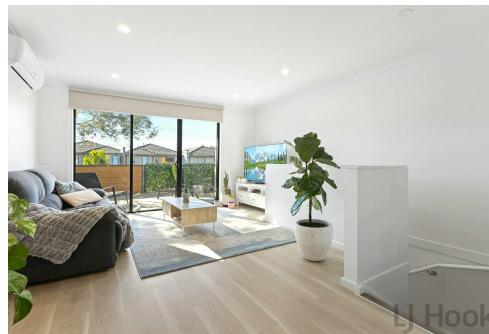
### Trish Nelson 0447 214 391

Personal Assistant to Julien Karolos - BSO | [tnelson.boronia@ljhooker.com.au](mailto:tnelson.boronia@ljhooker.com.au)

### LJ Hooker Boronia (03) 9762 1022

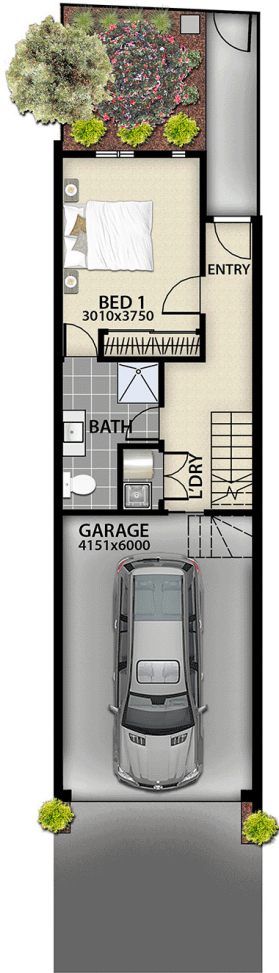
2/94 Boronia Road, BORONIA VIC 3155

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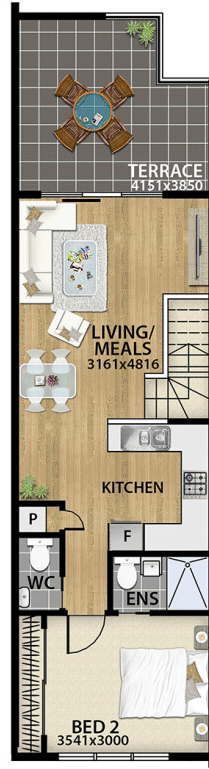


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GROUND FLOOR



FIRST FLOOR

## 1E CONWAY COURT, BORONIA

The above floor plan is an artist's impression which includes elements that are for display purposes and may not be to scale. Plans are indicative only and may differ slightly as a result of documentation and construction. Furniture not included in package. Landscaping shown is indicative only. Whilst every care is taken to ensure that this plan is correct, all room sizes / areas are approximate only and may vary.