

## Boronia, 2/19 Allandale Road

Modern, drenched in natural light and an unbeatable location

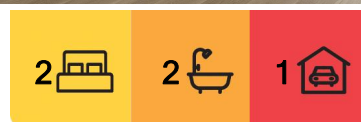
- Abundant visitor parking
- 12 month old, still under builders warranty
- Reputable, local builder
- Across the road from parkland

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

Across from Chandler Park 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! An exceptional choice for first home buyers, downsizer or investors.



**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/SCUFBK](https://ljhooker.com.au/SCUFBK)

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

**LJ Hooker Boronia**  
**(03) 9762 1022**

A huge advantage with this property is the council parking across the road, perfect for friends and family to park when they visit other townhouses in other locations simply cannot compete!

Features include:

- 12 months young
- Reputable, local builder and no issues!
- 2 bedrooms
- Ensuite and walk in robe to master
- Timber look laminate & carpet flooring
- Stainless steel appliances
- Heating/cooling
- Ideal central location

If you are unable to make the open please call to arrange a private inspection!

## More About this Property

Property ID	SCUFBK
Property Type	Townhouse
Including	Toilets (1)

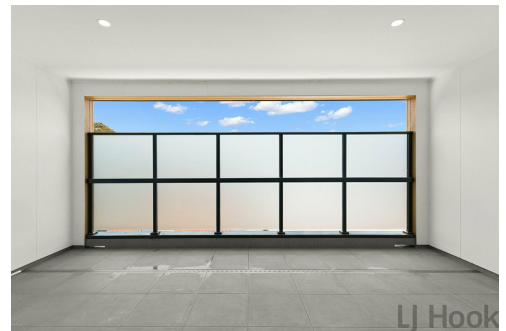
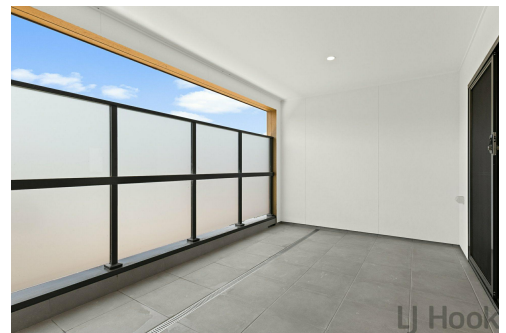
**Julien Karolos 0417 332 442**

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

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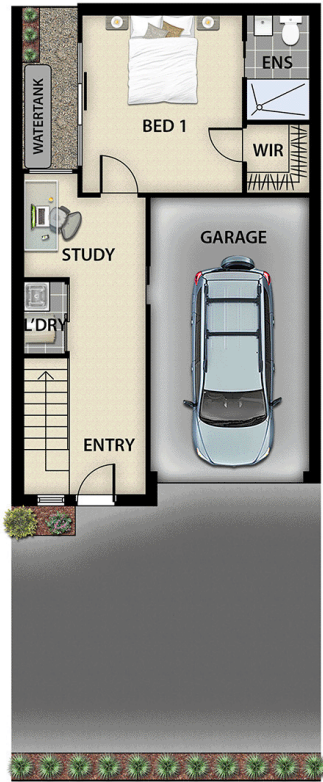
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GROUND FLOOR



FIRST FLOOR

ESTIMATED AREAS

GROUND FLOOR	41.02m <sup>2</sup>
GARAGE	21.85m <sup>2</sup>
FIRST FLOOR	54.35m <sup>2</sup>
TERRACE	15.00m <sup>2</sup>
<b>TOTAL</b>	<b>132.22m<sup>2</sup></b>

19 ALLANDALE ROAD, 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.