

2/10 Holly Avenue, Dandenong North

## Modern Family Comfort with Dual Living & Prime Location

Now Selling | X2 Modern Residences —Choose Single or Double Storey Living

Why You'll Love Them

- Choice of single-storey or double-storey floorplans
- Two spacious living zones for versatile family living
- Superb value in a tightly held, high-growth location




Stylish, spacious, and thoughtfully designed, these two beautifully appointed homes (1x single-storey, 1x double-storey) offer the perfect blend of comfort, functionality, and flexibility. Whether you're looking for easy single-level living or a family-friendly double-storey layout, both homes are finished to high standards and situated in a boutique, secure complex.

Ideal for growing families, upsizers, downsizers, or investors seeking strong rental appeal and long-term capital growth, these properties are located in one of Dandenong North's most convenient and connected pockets.

Property Features —Both Homes Offer:

- Four well-sized bedrooms with built-in robes

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.

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**FOR SALE**  
CONTACT AGENT!

### AGENTS

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### AGENCY

LJ Hooker Dandenong City  
(03) 9877 9750

 **LJ Hooker**

- " Two modern bathrooms with premium finishes
- " Two generous living areas —perfect for zoning, media, or study
- Designer kitchen with stone benchtops, stainless steel appliances, and ample storage
- " Split-system heating and cooling for comfort all year round
- " Low-maintenance courtyard —great for entertaining or relaxing outdoors
- Double remote garage with internal access

**PLUS:**

- " Double-storey home offers enhanced separation of living and sleeping areas —ideal for growing families
- " Single-storey layout provides easy accessibility and seamless indoor-outdoor flow —perfect for downsizers or young families

**Location Highlights**

Perfectly positioned for lifestyle and convenience:

**Schools**

- " Lyndale Greens Primary School —130m
- " Lyndale Secondary College —700m
- " St Gerard's Primary School —830m

**Shopping & Essentials**

- " Dandenong Plaza & Waverley Gardens just minutes away
- " Local grocers, cafés, and amenities within walking distance

**Healthcare**

- Dandenong Hospital
- " Corymbia Day Hospital
- " South Eastern Private Hospital —all nearby

**Transport**

- Bus routes 861, 862, 901 close by
- Easy access to Yarraman & Dandenong train stations
- Quick connection to Monash Freeway, EastLink, and Princes Hwy

**Parks & Recreation**

- " Tirhatuan Park —dog-friendly with walking trails and playground
- Rosswood Tennis Club & local reserves nearby

**Your Choice, Your Future**

Whether you're after low-maintenance, single-level ease or the extra space and privacy of a double-storey home —this rare offering gives you the flexibility to choose what suits your lifestyle best.

Call now to arrange your inspection and secure your preferred home before it's gone!

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**DISCLAIMERS:**

Every reasonable effort has been made to ensure the accuracy of the information provided; however, neither the vendor, agent, nor agency makes any representation or warranty as to its completeness or correctness.

Floor plans are for illustrative purposes only. Prospective buyers should verify all details and check property availability prior to inspection.

## MORE DETAILS

Property ID 94QHWR  
Property Type Townhouse  
Including Toilets (2)

### Rohullah Paykari 0423 649 553

Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

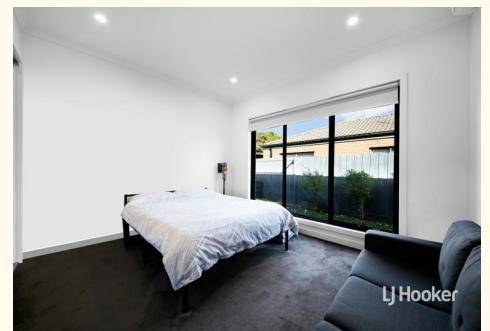
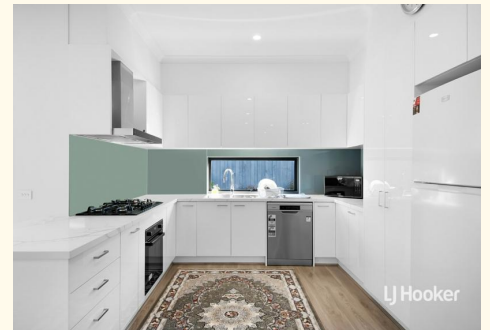
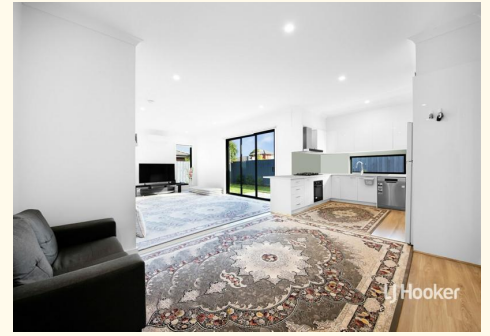
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