

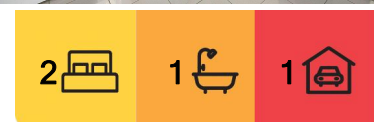
## Dandenong, 2/34 Wilma Avenue

Comfort, Convenience & Space in a Prime Dandenong Location

Nestled at the rear of a quiet block, this beautifully maintained single-level unit offers the perfect combination of comfort, space, and low-maintenance living-ideal for first home buyers, downsizers, or investors seeking a solid return.

Step inside to a welcoming light-filled living area, complete with split-system air conditioning and seamless access to the open-plan kitchen and meals area. The well-appointed kitchen features ample cabinetry, a freestanding cooker, and a practical layout suited for everyday cooking and entertaining.

The home comprises two generously sized bedrooms, both equipped with built-in robes. The central bathroom is well-positioned and includes a separate bathtub and shower, with a separate WC for added convenience.



**For Sale**  
\$500,000 - \$550,000

**View**  
By Appointment

**Contact**  
**Bahroz Abbasi**  
0420 670 460  
dandenong@ljhooker.com.au  
**Rohullah Paykari**  
0423 649 553  
rpaykari.dandenong@ljhooker.com.au



**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.

**LJ Hooker Dandenong City**  
(03) 9877 9750

Enjoy year-round outdoor living with the large alfresco area, perfect for entertaining friends and family, while the spacious backyard offers room for pets, children, or future enhancements. A full laundry with outdoor access, a garden shed, and a private carport complete this convenient package.

**Key Features:**

- Two large bedrooms with built-in robes
- Central bathroom with separate bath and shower
- Spacious living area
- Well-equipped kitchen with ample storage
- Full-sized laundry and separate WC
- Expansive alfresco area and secure backyard
- Split system air conditioning and ducted heating
- Garden shed
- Private carport and additional driveway parking
- Quiet rear position in a well-kept complex

Ideally located just moments from Dandenong Plaza, Dandenong Market, local schools, public transport, and easy freeway access, this home delivers unmatched convenience in a sought-after pocket of Dandenong.

Whether you're taking your first step into the property market, looking to downsize without compromise, or expanding your investment portfolio with a smart and reliable asset, this charming unit presents a rare opportunity to secure a quality home in a prime Dandenong location, offering lifestyle ease, long-term value, and undeniable appeal.

Call us today to arrange your private inspection-this one won't last long!

**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.

The floor plans provided are for illustrative purposes only and should be treated as such.

No liability is accepted for any inaccuracies or omissions in the details or dimensions represented.

As the property may be subject to private inspections, the sale status could change prior to scheduled Open Homes. Prospective buyers are advised to verify the current availability of the property before attending any inspection.



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## More About this Property

<b>Property ID</b>	8V2HWR
<b>Property Type</b>	House
<b>Land Area</b>	470 m2

### **Bahroz Abbasi 0420 670 460**

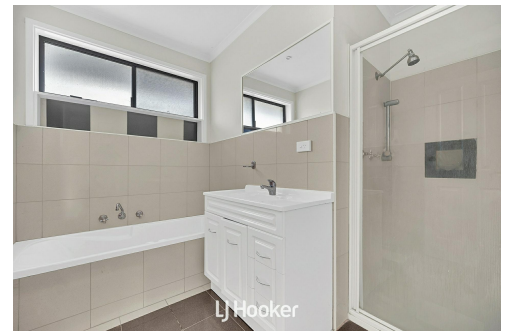
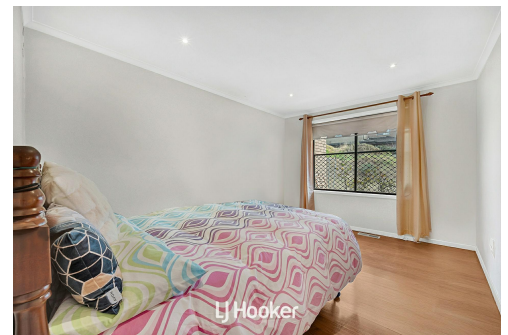
Licenced Estate Agent - Sales Manager/General Manager |  
dandenong@ljhooker.com.au

### **Rohullah Paykari 0423 649 553**

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

### **LJ Hooker Dandenong City (03) 9877 9750**

347 Lonsdale Street, DANDENONG VIC 3175  
dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



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# Floor Plan



**LJ Hooker**

**Unit 2/34 Wilma Avenue, Dandenong**

\* Dimensions are approximate and for illustrative purposes only



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