



29 Kyla Avenue, Dandenong

Footsteps to Playground Living with Space to Enjoy

Beautifully proportioned and thoughtfully designed, this inviting single-level residence delivers modern comfort, generous living spaces and exceptional convenience in one of Dandenong's most family-friendly pockets. Set on a spacious allotment with low-maintenance surrounds, it offers a lifestyle of ease just moments from essential amenities, leafy parklands and quality schooling.

A welcoming entry reveals a light-filled living zone, flowing effortlessly into the expansive family and dining area - the perfect heart of the home for gatherings, relaxation and day-to-day living. The contemporary kitchen features excellent bench space, ample storage and a central island ideal for busy mornings or weekend entertaining.

Accommodation is smartly configured for modern family needs, featuring a private master bedroom with walk-in robe and ensuite, along with two additional bedrooms serviced by a stylish central bathroom. The front living room offers flexibility as a formal lounge or potential fourth bedroom, providing the ideal solution for growing families, extended guests or multi-generational requirements. A dedicated home office further enhances practicality for remote work or study.

4 🏠 2 🚗 2 🚗

FOR SALE
AUCTION THIS SAT 29TH @2PM

AGENTS

Idriss Paykari
0470 088 316
ipaykari.dandenong@ljhooker.com.au

Bahroz Abbasi
0420 670 460
dandenong@ljhooker.com.au

AGENCY

LJ Hooker Dandenong City | Berwick
(03) 9877 9750

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**

Year-round comfort is assured with ducted heating throughout the home, complemented by air conditioning units perfectly balanced across every season. Internal access from the double garage, along with a practical garden shed and enclosed alfresco, further enhances everyday convenience.

Families will love the outstanding location: positioned directly opposite a playground reserve, outdoor play is just footsteps away - no roads to cross, no driving required. Walk to local bus services, nearby parklands and community facilities, with Dandenong Plaza, Dandenong Market, reserves and schools only minutes away. Easy access to the Princes Highway and Eastlink makes commuting effortless.

Key Features:

- Flexible floorplan offering three bedrooms plus an optional fourth bedroom or formal living
- Master bedroom with walk-in robe and private ensuite
- Multiple living zones
- Contemporary kitchen with ample bench and storage space
- Dedicated home office ideal for remote work or learning
- Enclosed alfresco for all-season entertaining
- Ducted heating plus air conditioning for year-round climate control
- Double garage with internal and rear access plus garden shed
- Spacious, low-maintenance yard ideal for children and pets
- Directly opposite a playground - convenience families will love

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.

MORE DETAILS

Property ID 9AKHWR
Property Type House

Idriss Paykari 0470 088 316

Sales Director | ipaykari.dandenong@ljhooker.com.au

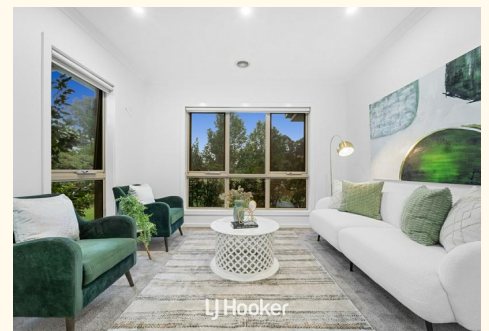
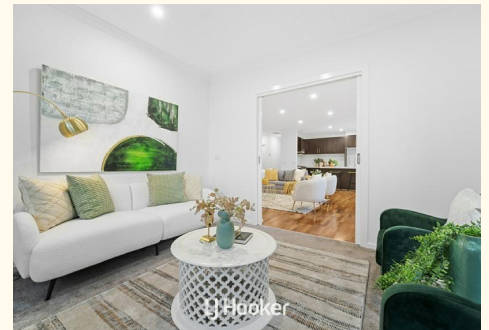
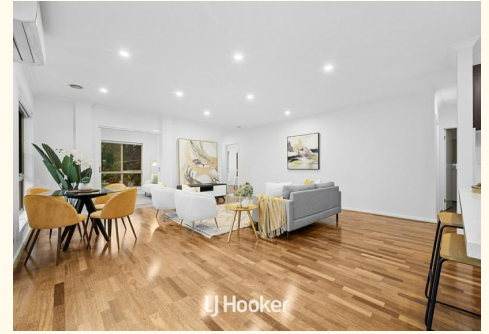
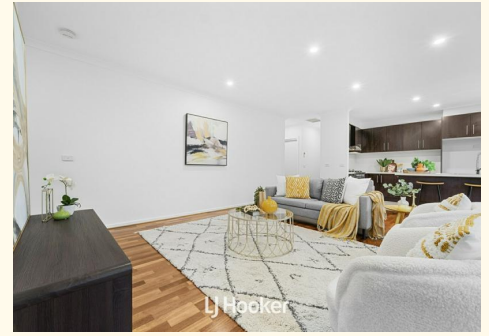
Bahroz Abbasi 0420 670 460

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

LJ Hooker Dandenong City | Berwick (03) 9877 9750

347 Lonsdale Street, DANDENONG VIC 3175

dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



Floor Plan



LJ Hooker

29 Kyla Avenue, Dandenong

* Dimensions are approximate and for illustrative purposes only