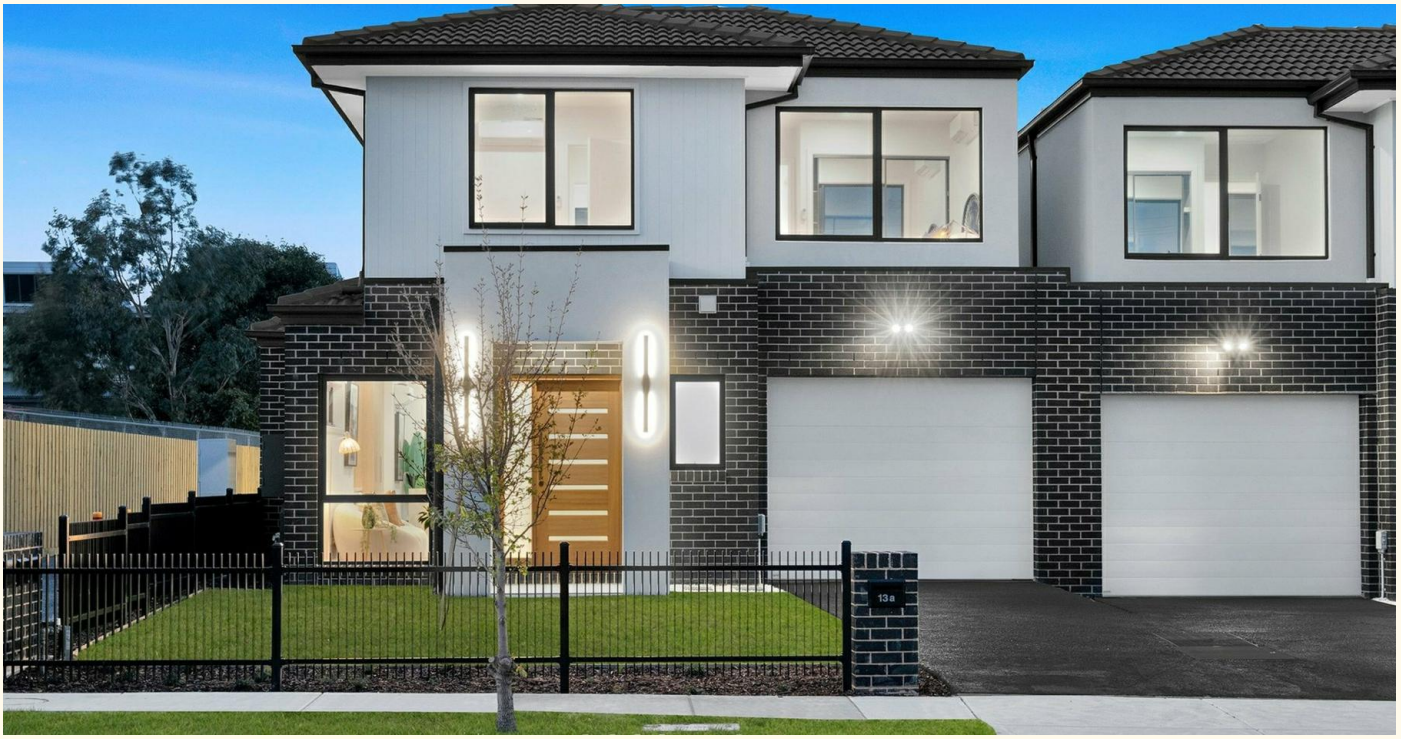
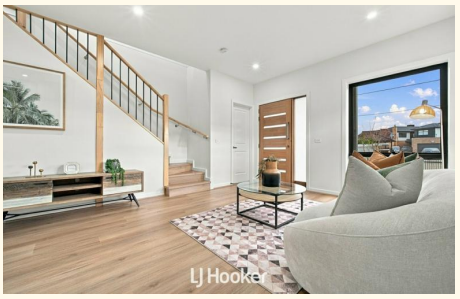








13a Ann Street, Dandenong

Six Brand-New Residences — Contemporary Elegance, Exceptional Living!!!

Introducing an exclusive collection of six brand-new residences, where sophisticated contemporary design, beautifully appointed interiors and thoughtfully planned spaces come together to create an exceptional standard of modern living in a highly convenient Dandenong setting.

Individually designed across two impressive levels, the collection offers a choice of spacious two and three-bedroom floor plans, each with its own distinctive layout and character. From the moment you step inside, light-filled interiors, elegant finishes and carefully considered detailing create an immediate sense of quality and refinement.

At the heart of each residence is a beautifully appointed open-plan kitchen, dining and family domain, designed to bring everyday living and entertaining together with effortless style. The sophisticated kitchens make an impressive statement with expansive benchtops, generous island breakfast bars, sleek cabinetry, contemporary tapware and beautifully coordinated finishes, combining striking

3 2 2

FOR SALE
$690,000 -$759,000

VIEW
Sat 21st Nov @ 1:15PM - 1:40PM

AGENTS

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Bahroz Abbasi
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AGENCY

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Interested parties must rely solely on their own enquiries.

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presentation with excellent functionality.

The adjoining living and dining areas continue the home's refined aesthetic, enhanced by elegant flooring, recessed lighting and a fresh contemporary palette. Large glass doors invite an abundance of natural light while extending the living environment towards the private outdoor areas, creating an easy connection between indoor comfort and relaxed outdoor enjoyment.

Units 1, 2, 3 and 4 feature generous three-bedroom designs, with beautifully appointed master suites incorporating walk-in robes and private ensuites. The additional bedrooms are well proportioned and complemented by excellent robe storage, while a beautifully appointed central bathroom and ground-floor powder room provide further convenience for family and guests.

Units 5 and 6 offer sophisticated two-bedroom layouts with the added luxury of a separate upstairs living area. The bedrooms are generously proportioned with excellent robe storage, complemented by a private ensuite to the main bedroom and a beautifully appointed central bathroom. The additional living zone provides valuable flexibility as a private retreat, relaxation space or home office.

Every residence has been designed with everyday practicality in mind, incorporating a ground- floor powder room, dedicated laundry, excellent storage and multiple split-system heating and cooling units for year-round comfort.

Outside, each home enjoys its own private outdoor area with an open pergola, creating an inviting setting for relaxed entertaining and everyday enjoyment. Garden sheds and rainwater tanks add further practicality, while each residence is complemented by a single garage with additional off-street parking.

Key Features:
- Exclusive boutique collection of six brand-new residences
" Choice of spacious two and three-bedroom designs
" Units 1—4 offering three generous bedrooms, two bathrooms and a ground-floor powder room
- Units 5 & 6 offering two generous bedrooms, two bathrooms, a ground-floor powder room and

an additional upstairs living area

- Beautifully appointed interiors with sophisticated contemporary finishes
- Master suites with walk-in robes and private ensuites
- Expansive open-plan kitchen, dining and family domains
- Multiple split-system air conditioners
- Private outdoor areas with open pergolas
- Garden sheds and rainwater tanks
- Single garage with additional off-street parking
- Brand-new, refined and low-maintenance living

Perfectly positioned for everyday convenience, the residences can enjoy easy access to everything central Dandenong has to offer. Dandenong Market, Dandenong Square and Dandenong Station are all within easy reach, together with local schools, parklands, dining and public transport.

Convenient access to Princes Highway and East-Link further enhances the location, providing excellent connectivity throughout Melbourne's south-east.
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

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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 inspections.

MORE DETAILS

Property ID	ABNHWR
Property Type	Townhouse

Rohullah Paykari 0423 649 553
Owner/ Principal | rpaykari.dandenong@ljhooker.com.au
Bahroz Abbasi 0420 670 460
Director | dandenong@ljhooker.com.au

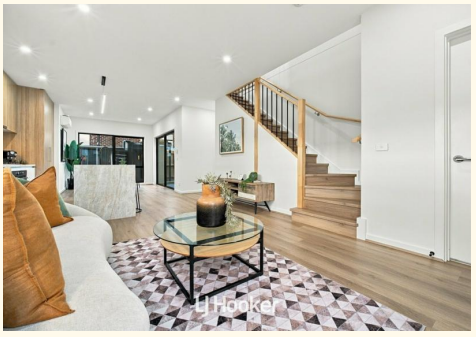
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Ground Floor



First Floor



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BUILDING AREA: 99.37 m² (APPROX.)

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13A Ann Street, Dandenong

* Dimensions are approximate and for illustrative purposes only

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