

11/3 Close Avenue, Dandenong

Live in or Invest with High Rental Yield of \$450pw!

A fantastic opportunity to secure a modern, spacious apartment in the heart of it all... Centrally positioned within close proximity of all amenities, only minutes from Dandenong Square Shopping Centre, Dandenong market, grocery stores, restaurants, primary and secondary schooling, public transport, parks, hospital, medical clinics, train station and so much more making it ideal for the first home buyer, investor or downsizer. Currently tenanted at \$450 per week (\$1955pm) offering a huge rental return!

As you enter you will be impressed with the open plan living, consisting of a lounge area, kitchen with stone bench, stainless steel appliances, tiled splash back and plenty cupboard space overlooking the meals area including a reverse cycle heating and cooling split system which flows seamlessly to a generous private balcony, ideal for entertaining or enjoying your morning coffee amongst fresh air. Comprising of two bedrooms, the master bedroom with full ensuite including oversized shower and walk-in robe. The secondary bedroom features its own private balcony and built-in robes central to the main bathroom/ laundry.

This secure complex includes intercom entry, lift access and your very

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FOR SALE
\$330,000 - \$360,000

AGENTS

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AGENCY

LJ Hooker Hampton Park
(03) 9702 8388

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**

own allocated parking space.

Whether you're an investor seeking a strong rental return or a homebuyer looking for comfort and convenience, this property offers the complete package!

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MORE DETAILS

| | |
|---------------|--------------------|
| Property ID | 47XTSFHE |
| Property Type | Unit |
| Including | Close to Schools |
| | Close to Shops |
| | Close to Transport |

Aren Aliu 0403 613 988

Sales Manager / Auctioneer / Licensed Estate Agent |
aren.aliu@ljhcasey.com.au

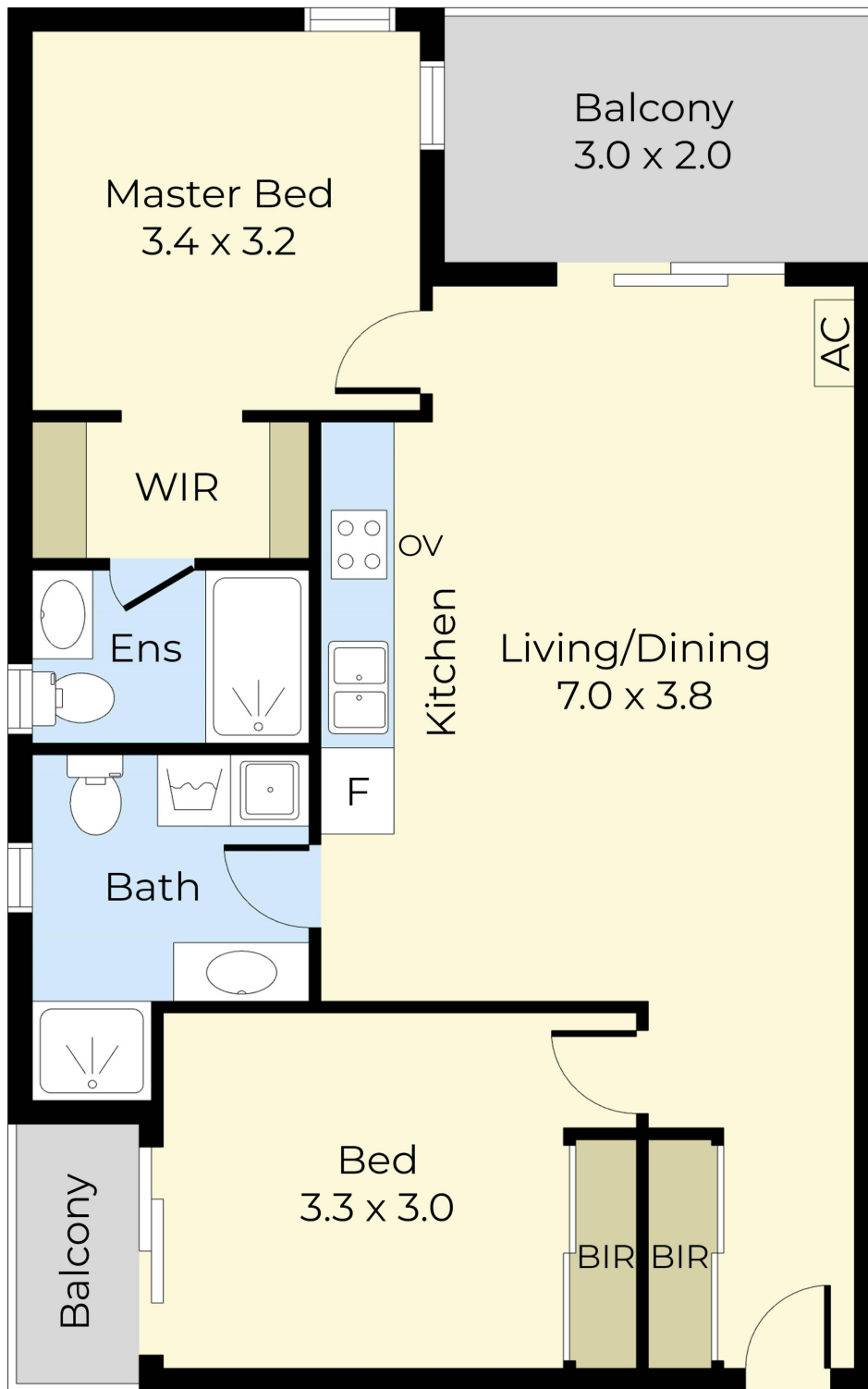
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