

LJ Hooker






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3/15 Elray Avenue, Dandenong

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## Low-Maintenance Unit with No Body Corporate!

Perfectly designed for comfort and practicality, this well-presented single-level home offers an ideal opportunity for first-home buyers, downsizers or investors seeking a low-maintenance lifestyle in a highly convenient Dandenong location. With two well-sized bedrooms, an easy-flowing floor plan and a private rear position, the home provides a peaceful and functional living environment.

A welcoming entry leads into the spacious living area, offering plenty of room for daily relaxation. The adjoining kitchen and dining zone forms the heart of the home, featuring generous bench space, overhead storage, and direct access to the outdoor patio-ideal for enjoying a quiet morning coffee or creating your perfect outdoor entertaining corner.

Both bedrooms are fitted with built-in robes and positioned for comfort, serviced by a central bathroom with separate WC and a well-sized laundry with convenient outdoor access. The home also offers excellent storage throughout, including additional linen cupboards for everyday ease.

A single garage provides secure parking with easy internal access to

**FOR SALE**  
\$520,000 to \$570,000

### AGENTS

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### AGENCY

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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.



the main living areas, while the rear yard includes a garden shed and water tank, adding practicality to the property's low-maintenance appeal.

#### Key Features:

- Two comfortable bedrooms, each with built-in robes
- Spacious living area with excellent natural flow
- Well-appointed kitchen with adjoining dining zone
- Private patio for outdoor enjoyment
- Central bathroom plus separate WC
- Ducted heating
- Single garage with secure parking
- Low-maintenance rear yard with shed and water tank
- Quiet and private rear unit in a well-presented complex

Ideally positioned for everyday convenience, this home is just moments from Dandenong Plaza, Dandenong Market, Dandenong Hospital, local parks and a wide range of eateries and essential services. Families will appreciate the close proximity to Dandenong Primary School and Dandenong High School, while commuters enjoy easy access to bus routes, Dandenong Station and major arterials including the Monash Freeway and Princes Highway-offering a well-connected lifestyle in a central and thriving neighbourhood.

Call us now to secure this opportunity before it's too late!

#### 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	9FEHWR
Property Type	Unit
Land Area	149 m2

#### Idriss Paykari 0470 088 316

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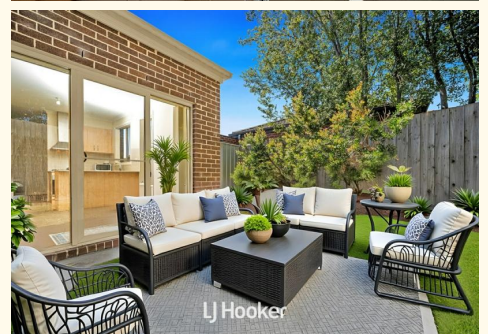
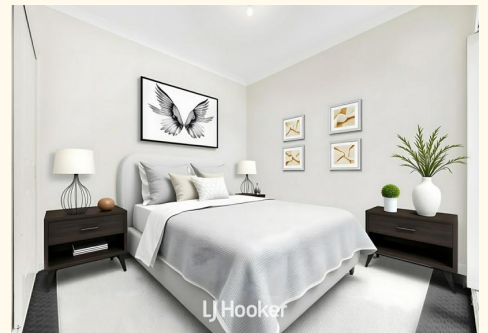
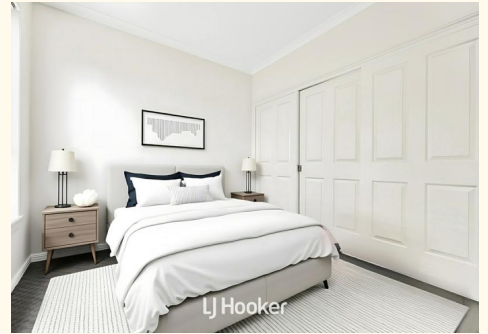
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# Floor Plan



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\* Dimensions are approximate and for illustrative purposes only