



LJ Hooker



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8/91 -93 Kirkham Road, Dandenong

## Neat, Bright & Low-Maintenance Living in a Great Location!

Perfectly presented and exceptionally well maintained, this light-filled unit offers low-maintenance comfort in a highly convenient location. Ideal for first-home buyers, downsizers or investors, the home delivers a practical layout, modern updates and easy everyday living.

A bright open-plan living area welcomes you inside, complete with split-system cooling and ducted heating for year-round comfort. The well-appointed kitchen provides excellent storage, generous bench space and easy access to the meals and alfresco areas.

Both bedrooms are fitted with built-in robes and serviced by a central bathroom and separate WC. The home is further enhanced by solar panels, adding energy efficiency and long-term savings.

Step outside to a spacious alfresco area-perfect for outdoor dining or relaxed weekends. A garden shed, full laundry and single garage with internal access complete the package.

### Key Features:

- Neatly presented, clean and bright throughout
- 2 bedrooms with built-in robes

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**FOR SALE**  
\$495,000 to \$550,000

### AGENTS

Rohullah Paykari  
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Freshta Bakhtiari  
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### AGENCY

LJ Hooker Dandenong City | Berwick  
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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.



- Light-filled living area with split-system cooling
- Ducted heating for year-round comfort
- Solar panels for improved energy efficiency
- Well-appointed kitchen with great storage
- Central bathroom + separate WC
- Large alfresco area with spacious outdoor zone
- Garden shed + full laundry
- Single garage with internal access
- Low-maintenance living ideal for first homebuyers or investors
- Prime location

Ideally positioned in a central Dandenong location, this unit offers easy access to everyday essentials. You're moments from Dandenong Plaza, Dandenong Market, local shops, schools, parks, bus stops and major arterial roads, ensuring convenience for commuters and families alike. Everything you need is right at your doorstep.

Well-maintained, move-in ready and set in a highly convenient pocket, this property presents an excellent opportunity for first-home buyers, downsizers and investors seeking comfort, practicality and strong long-term value.

#### 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                    9E9HWR  
Property Type                Unit

#### Rohullah Paykari 0423 649 553

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

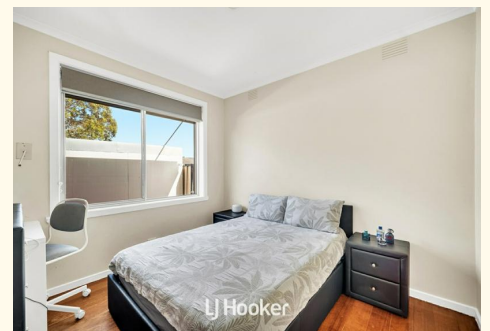
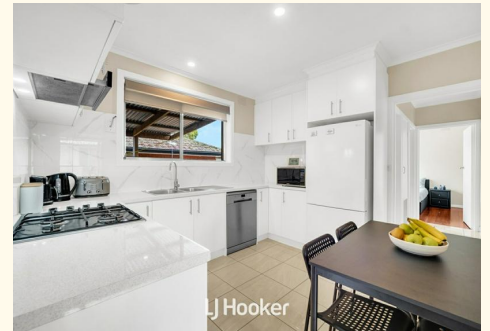
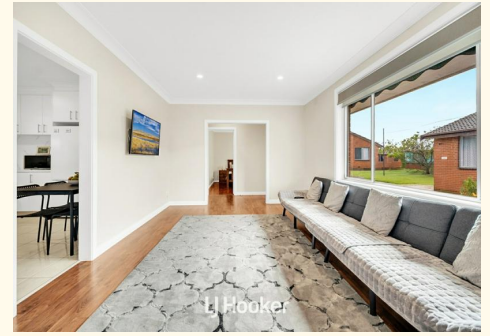
#### Freshta Bakhtiari 0478 985 029

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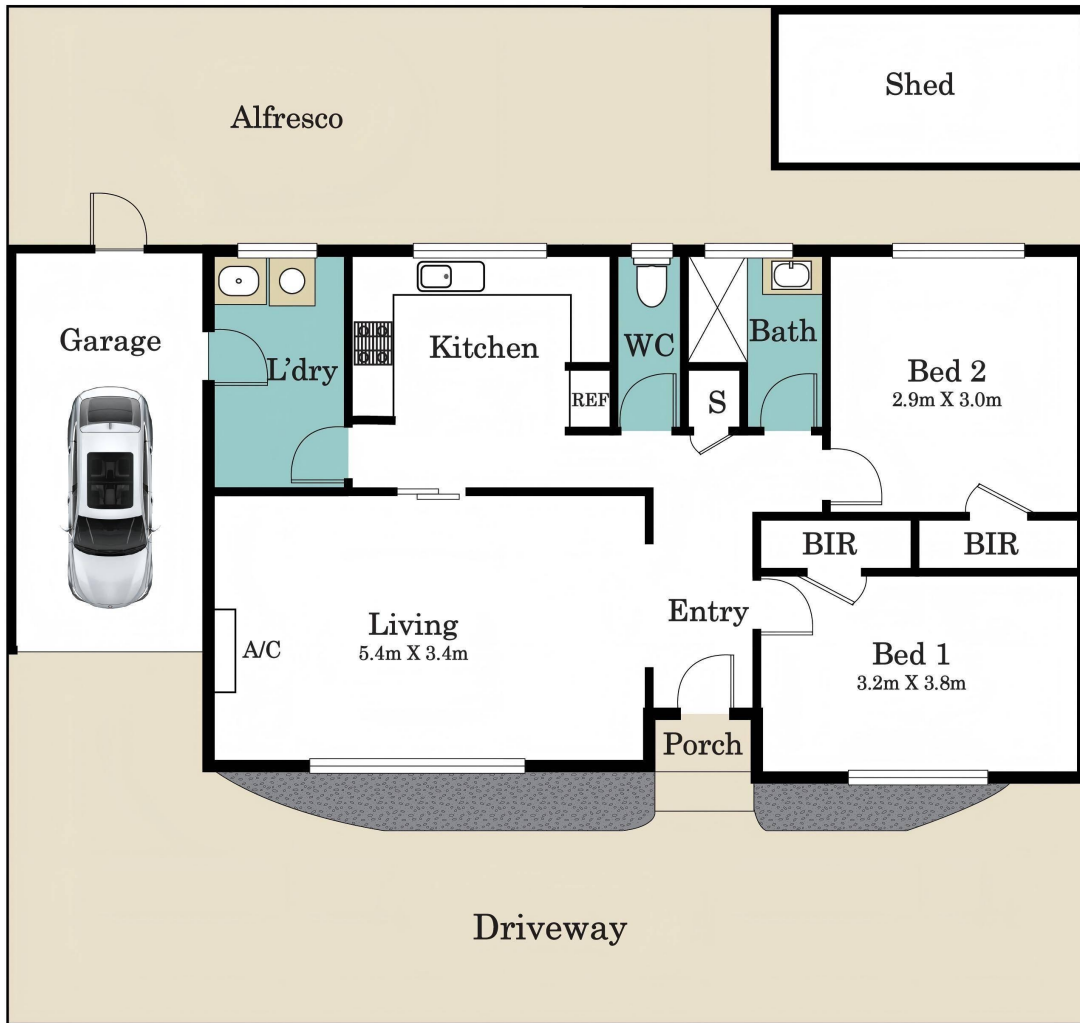
#### LJ Hooker Dandenong City | Berwick (03) 9877 9750

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# Floor Plan



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**Unit 8/91-93 Kirkham Road, Dandenong**

\* Dimensions are approximate and for illustrative purposes only