



31 Matthew Flinders Avenue, Endeavour Hills

Spacious Family Living with Multiple Living Zones & Exceptional Outdoor Space

Offering an impressive combination of family comfort, flexible living and expansive outdoor space, this inviting Endeavour Hills residence presents an exciting opportunity for families, first-home buyers and those looking for a home with room to grow.

The thoughtfully arranged interior features three comfortable bedrooms, with the main bedroom enjoying built-in robe storage. Two additional bedrooms provide excellent accommodation for children or guests, while a central family bathroom and separate WC add everyday practicality.

At the heart of the home, a generous central living area creates a welcoming place for the family to come together, while the adjoining kitchen connects effortlessly with a separate meals area and dedicated dining space. This selection of distinct living and dining zones provides plenty of flexibility for both relaxed everyday living and entertaining.

Adding even greater versatility is the separate study/home office, ideal

3 1 2

FOR SALE

\$760,000 - \$820,000

VIEW

Sat 10th Oct @ 10:00AM - 10:30AM

AGENTS

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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.



for working from home, children's study or use as an additional multipurpose space.

A dedicated laundry, excellent internal storage and air conditioning further enhance the home's functionality, while the verandah provides a relaxed transition between the interior and outdoor surrounds.

Outside, the property reveals an impressive amount of open space, with expansive lawn areas surrounding the home and a substantial backyard offering endless possibilities for children, pets, entertaining and gardening. A separate shed provides additional storage, while the generous driveway adds further everyday convenience.

Key Features:

- Three well-proportioned bedrooms
- Central family bathroom plus separate WC
- Generous central family living area
- Separate dining and meals zones
- Functional kitchen with excellent connection to the living spaces
- Separate study/home office
- Air conditioning
- Dedicated laundry
- Excellent storage throughout
- Verandah
- Expansive front and rear garden areas
- Large lawn with outstanding space for children and pets
- Separate garden shed
- Generous driveway

Ideally positioned in a convenient Endeavour Hills pocket, the home enjoys easy access to local schools, parks, public transport and everyday amenities, with Endeavour Hills Shopping Centre and the broader Dandenong and Narre Warren precincts within easy reach. Convenient connections to major arterial roads also make travelling throughout Melbourne's south-east straightforward.

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	AC2HWR
Property Type	House
Land Area	639 m2

Rohullah Paykari 0423 649 553

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

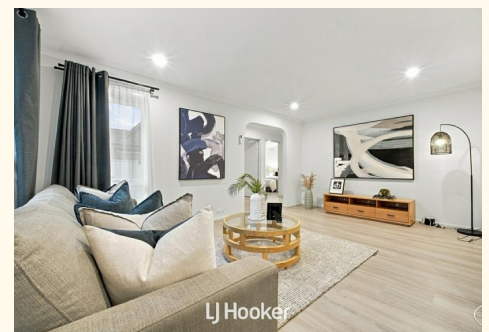
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Floor Plan



Total Bulinding Area = 88 m²



LJ Hooker

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