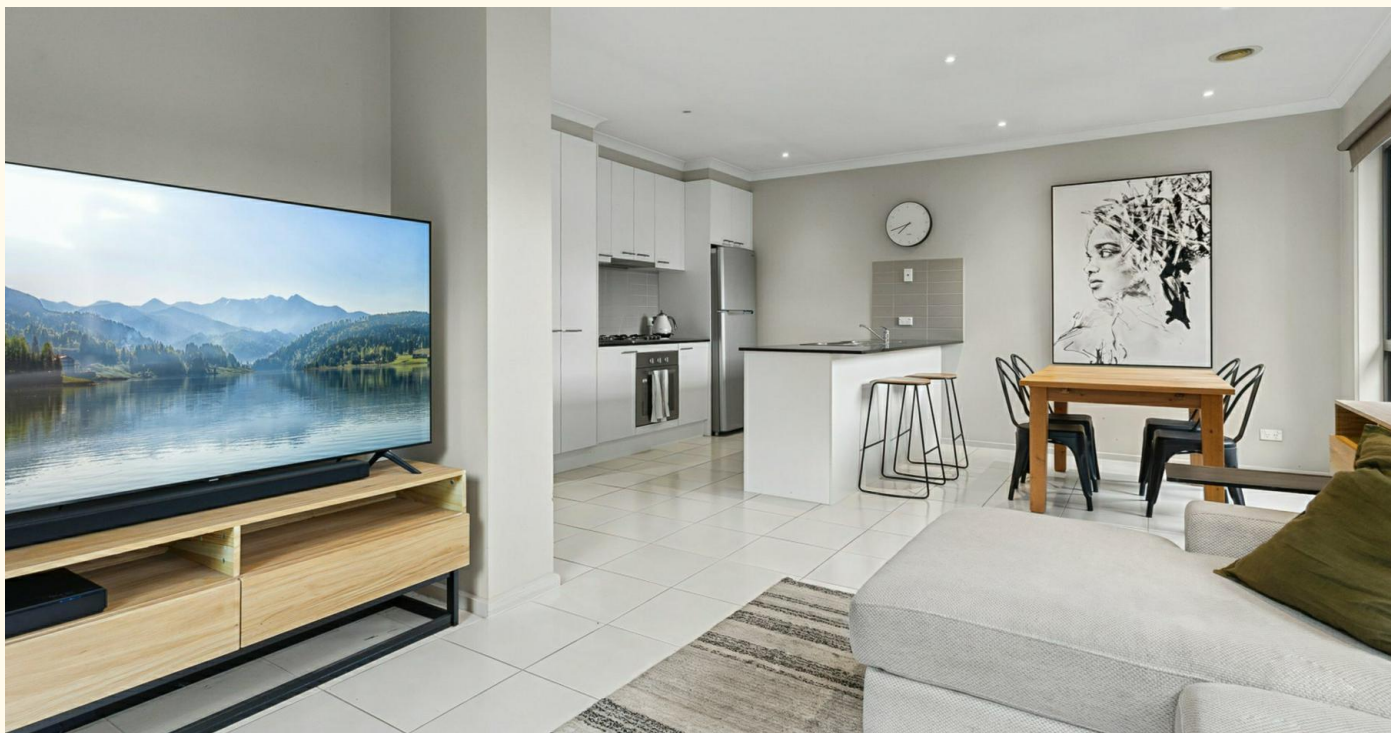




9/1-3 Westley Street, Ferntree Gully

Ferntree Gully's BEST buy in superb private position!

LJ Hooker Boronia is proud to present this beautifully presented single-level townhouse, privately positioned at the rear of the complex to offer exceptional peace, privacy and security. Modern comfort with a convenient location, this is an outstanding opportunity for those looking to enter the market, downsize or invest.

Filled with natural light thanks to its thoughtful solar orientation, the home features a spacious open plan living and dining area that connects to a well-appointed kitchen complete with stone benchtops, quality appliances and generous preparation space.

Accommodation includes three bedrooms, all with built-in robes, while heating and cooling ensure year round comfort.

Outside to enjoy a private, low-maintenance rear yard featuring a rainwater tank plumbed to the toilets, a garden shed and room to relax or entertain. A remote garage with workshop is complemented by additional off-street parking in front.

Whether you're a first home buyer, downsizer or investor, this home offers exceptional value and broad market appeal.

3 1 1

FOR SALE

Please Call

AGENTS

Peter O'Loughlin
0412 316 641
poloughlin.boronia@ljhooker.com.au

Julien Karolos
0417 332 442
jkarolos.boronia@ljhooker.com.au

AGENCY

LJ Hooker Boronia
(03) 9762 1022

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.



Investment information:

- Expected rental return of \$620 to \$650 per week

Conveniently located within an easy stroll of Mountain Gate Shopping Centre and only minutes from Westfield Knox, EastLink, schools, parks and public transport, everything you need is right at your fingertips.

Modern, low-maintenance living in an outstanding location. Inspect without delay!

MORE DETAILS

Property ID	T1QFBK
Property Type	Unit
Land Area	191 m2

Peter O'Loughlin 0412 316 641

Senior Sales Consultant | poloughlin.boronia@ljhooker.com.au

Julien Karolos 0417 332 442

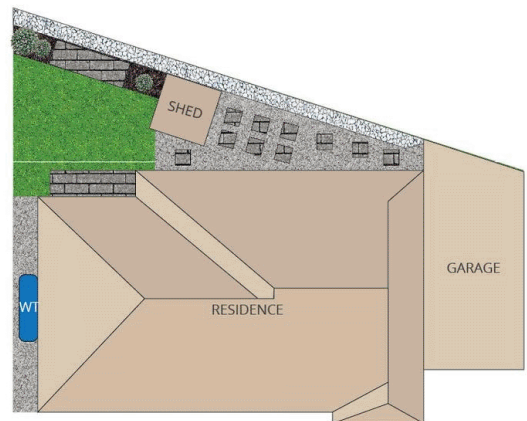
Director - O.I.E.C | jkarolos.boronia@ljhooker.com.au

LJ Hooker Boronia (03) 9762 1022

2/94 Boronia Road, BORONIA VIC 3155

boronia.ljhooker.com.au | boronia@ljhooker.com.au





FLOORPLAN BY PROCUREMENT101
Every care has been taken to verify the accuracy of details in this brochure. Prospective purchasers are requested to take such action as is necessary to satisfy themselves of any pertinent matters.



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.