

5 Ilana Court, Narre Warren South

## A Superb Double-Storey Residence with Space and Lifestyle Appeal

Perfectly positioned in a very quiet and family-friendly court in Narre Warren South, this impressive double-storey residence offers generous space, comfort and a refined lifestyle on a substantial 688m<sup>2</sup> (approx.) allotment.

Designed with family living and entertaining in mind, the home showcases an expansive and versatile floorplan across two levels. Upon entry, you are welcomed by a spacious formal lounge that flows through to the central kitchen and open-plan dining/family area, creating a warm and inviting environment for everyday living.

The well-appointed kitchen is ideally positioned at the heart of the home, offering ample storage and bench space while overlooking the main living and dining zones. Sliding doors lead out to a large covered alfresco and pergola area, providing the perfect setting for year-round entertaining and relaxed outdoor living.

The ground floor also features a generously sized master bedroom complete with walk-in robe and private ensuite, offering privacy and

5 🏠 2 🚿 4 🚗

**FOR SALE**  
\$1,100,000 to \$1,210,000

**VIEW**  
By Appointment

**AGENTS**  
Rohullah Paykari  
0423 649 553  
rpaykari.dandenong@ljhooker.com.au

Idriss Paykari  
0470 088 316  
ipaykari.dandenong@ljhooker.com.au

**AGENCY**  
LJ Hooker Dandenong City | Berwick  
(03) 9877 9750

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**

convenience for homeowners.

Upstairs, the home continues to impress with five additional well-sized bedrooms serviced by a central bathroom and separate toilet. A spacious rumpus room together with an additional retreat area provides excellent flexibility for growing families, teenagers or multi-generational living. The retreat can also be easily utilised as a sixth bedroom, guest room, home office or additional relaxation space depending on your needs.

The property also boasts exceptional vehicle accommodation with a secure double garage featuring a rear roller door that opens through to a large double carport. This versatile space is ideal for additional parking, a workshop, or extra storage for trailers, boats or recreational vehicles.

Additional comforts include ducted heating, evaporative cooling and split-system air conditioning for year-round climate control, along with security cameras and an alarm system providing peace of mind.

#### Key Features:

- Generous 688m<sup>2</sup> (approx.) land allotment
- Quiet court location in a sought-after neighbourhood
- Five bedrooms plus a versatile retreat which can be used as a sixth bedroom, guest room or home office
- Multiple living zones
- Covered alfresco and pergola ideal for outdoor entertaining
- Water tank
- Ducted heating, evaporative cooling and split-system air conditioning
- Security camera system and alarm for added safety
- Large double carport suitable for extra parking, workshop or storage
- Double garage with rear roller door access

Conveniently located close to Westfield Fountain Gate and Casey Central Shopping Centre, providing a wide range of retail, dining and entertainment options. The property is also near quality schools, parklands and public transport, while easy access to the Monash Freeway makes commuting to the CBD and surrounding suburbs simple and convenient.

#### 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 9SEHWR  
Property Type House  
Land Area 688 m2

### Rohullah Paykari 0423 649 553

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

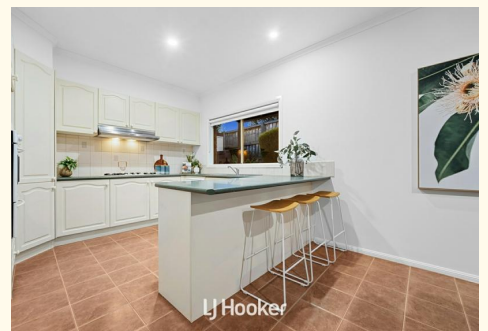
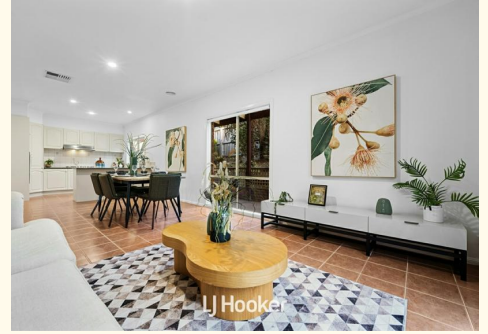
### Idriss Paykari 0470 088 316

Sales Director | ipaykari.dandenong@ljhooker.com.au

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

347 Lonsdale Street, DANDENONG VIC 3175

dandenong.ljhooker.com.au | dandenong@ljhooker.com.au



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.

Ground Floor



First Floor



**LJ Hooker**



5 Ilana Court, Narre Warren South

\* Dimensions are approximate and for illustrative purposes only

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.

