

\$770,000 - \$800,000

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48 Booth Crescent DANDENONG NORTH VIC



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## Nest or Invest!

Nestled in a quiet, family-friendly pocket of Dandenong North, 48 Booth Crescent presents an exceptional opportunity to secure a beautifully maintained home offering space, comfort, and effortless indoor-outdoor living. Perfectly suited to growing families, first-home buyers, or astute investors, this residence combines lifestyle and convenience in a highly sought-after location.

Upon entry, you are welcomed by sleek white gloss tiles and a spacious separate living room, thoughtfully designed with a practical layout that effortlessly caters to both everyday living and entertaining. Flowing seamlessly throughout the living zones and bedrooms, quality floorboards enhance both durability and visual appeal, while a split-system heating and cooling unit ensures year-round comfort.

Thoughtfully designed, the home comprises three generous bedrooms and two bathrooms. The well-appointed central bathroom features a bath, shower, vanity, and separate toilet, while the second bathroom, conveniently positioned adjacent to the laundry, is ideal for guests and modern family living.

At the heart of the home is the light-filled open-plan kitchen, combining style and functionality with ample cabinetry, a new upright stove, and an adjoining meals area. Stepping down from the kitchen, the expansive family or games room has been recently refreshed, showcasing beautifully painted pine-lined walls, ceilings, and exposed beams in crisp white tones, adding a contemporary touch and warmth to the space.

Outdoors, the home continues to impress with a beautifully established garden filled with vibrant greenery and mature fruit trees, creating a peaceful and private retreat. The spacious backyard provides the perfect setting for entertaining, relaxing, or allowing children and pets to play freely.

Ideally located within one of Melbourne's most family-oriented suburbs, the home enjoys close proximity to a wide selection of quality schools and sporting academies. Educational options include Lyndale Secondary College, Wooranna Park Primary School, Lyndale Greens Primary School, St Gerard's Primary School, Emerson School - Emerson Middle Campus, SEDA College (Victoria) Basketball Dandenong, SEDA College (Victoria) AFL Dandenong Campus - Dandenong Oasis, Oakwood Secondary School, Silverton Primary School, Harrisfield Primary School, and Carwatha P-12 College.

Everyday convenience is assured with shopping and lifestyle amenities only moments away, including Waverley Gardens Shopping Centre, Dandenong Plaza, the iconic Dandenong Market, and Barry J. Powell Reserve. Nearby access to Princes Highway, the Monash Freeway (M1), and EastLink ensures effortless connectivity to surrounding suburbs and Melbourne's CBD.

### Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any

## Inspection times

Saturday 27 June, 12:00PM - 12:30PM

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3 x 2 x 1 x



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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.