

**12/48 Princes Highway, Dandenong, Vic 3175**

**Apartment For Sale**

Wednesday, 8 January 2025

**12/48 Princes Highway, Dandenong, Vic 3175**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Phua  
0401803110



Dinesh Raghu  
0431131157

**Private Sale: \$300,000 - \$330,000**

Very rarely an opportunity like this come onto the market. With an extremely versatile and convenient floor plan with dual exits to the common corridors, we proudly presenting unit number 12 at 48 Princes Highway in the heart of Dandenong. Showcasing:- 2 spacious bedrooms with BIRs- Seperate kitchen and living areas- Unique dual entry/exit for convenience- Extremely close to Dandenong Market (Only 6 Mins Walk)- Currently rented out to loyal tenants for a steady income stream- Upper level for extra privacy and security - Plenty of amenities all around Amenities such as Dandenong Plaza, Dandenong Market, Parkmore Shopping Centre, Dandenong Junction Shops, Dandenong South Primary School, Dandenong West Primary School, Dandenong High School, Dandenong Primary School, Dandenong Hospital, Eastlink Access, Dandenong train station and much more are all at your doorsteps. Contact David Phua on 0401 803 110 or Dinesh Raghu on 0431 131 157 for all enquiries! Chattels: All fittings and fixtures as inspected. Deposit: 10% Preferred Settlement Terms: 30 - 90 days Current Rental Return: \$1,170 per month (since Sept 2015) Potential Rental Return: \$1,600 per month (approx.) Owner's Corporation Fee: TBC Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves of any pertinent matter.