

## 24 Dahlia Street Dromana VIC

3  1  1 

Versatile 3-Bedroom Home with Potential & Development Opportunity

Light and bright throughout, this 3-bedroom home offers comfortable living with flexibility and future potential. Upstairs features two bedrooms with beautiful views of Arthurs Seat, while the third bedroom downstairs includes a separate entrance, ideal for a home-based business, teenager's retreat, or guest accommodation.

The living area flows effortlessly onto a large, full-width balcony, perfect for relaxing or entertaining. Positioned on a generous 604m<sup>2</sup> block, the property offers the possibility to build two townhouses (STCA).

Enjoy the convenience of being within walking distance to the popular Boundary Road specialty shops, Hillview

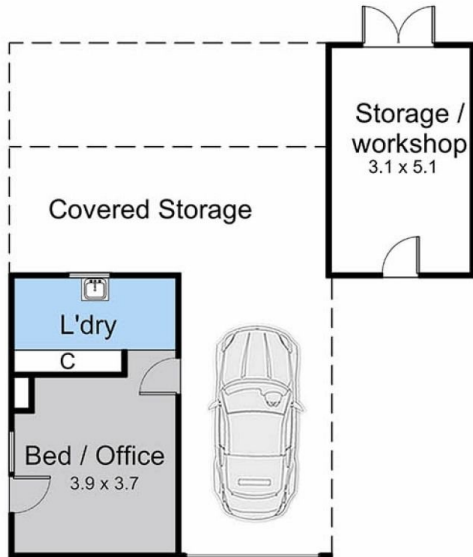
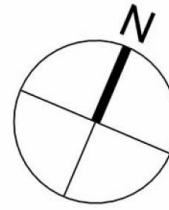
**Price** : \$675,000 - \$725,000  
**Land Size** : 604 sqm  
**View** : <https://www.ypa.com.au/8167318>



**Elke Remscheid**  
0423 211 315

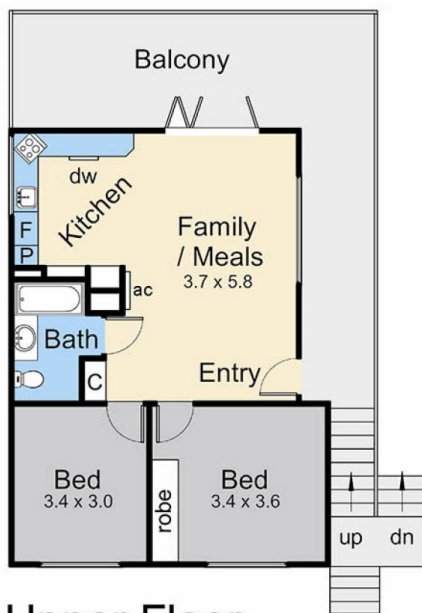


**Ryan Oswald**  
0402 720 822

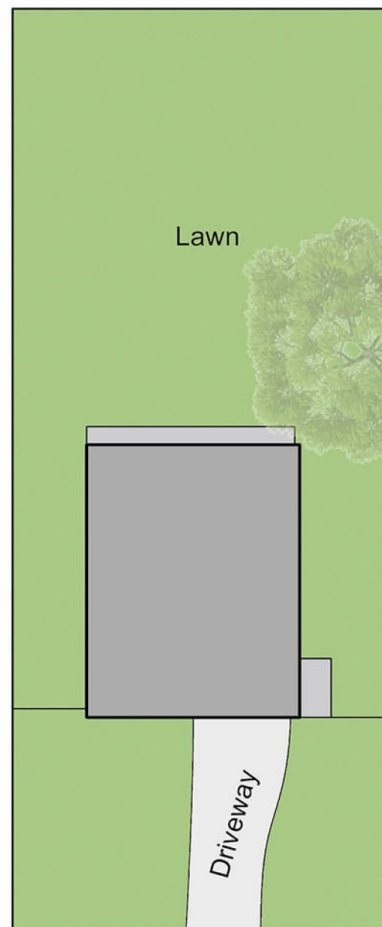


Lower Floor

Internal Living Area + Workshop  
- 11.4 squares  
Balcony - 3.2 squares  
**Total - 14.6 squares (approx)**



Upper Floor



Site Plan

## 24 Dahlia Street, Dromana

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters (03) 5970 2222**