

Park-Edge Living in the Heart of Box Hill with 7.5% Approx Rental Return



For Sale

204/19 Irving Avenue, Box Hill VIC 3128



\$370,000 - \$400,000

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Positioned at the edge of Box Hill Gardens in a boutique low-rise complex, this contemporary one-bedroom apartment delivers a parkside lifestyle with the full convenience of Box Hill's bustling shopping and dining centre just a short walk from the front door.

The open-plan living and dining room is bright and well-proportioned, finished with low-maintenance timber-style flooring, split-system climate control, and floor-to-ceiling sliding doors leading out to a covered balcony. Sized for outdoor furniture and sheltered from the elements year-round, the balcony significantly extends the living space. The kitchen is composed with crisp cabinetry, a gas cooktop, Bosch oven and dishwasher, with a pantry for practical storage. The bedroom offers a quiet retreat with built-in wardrobes, while the fully tiled bathroom is superbly finished with a glass-screen shower, mirrored cabinet, and a floating vanity. An internal laundry and a secure car space complete a well-resolved package.

Outside,...



Dave Tang

Sales Executive

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Andy Yuan

Senior Sales Executive, Licensed Estate Agent, Auctioneer

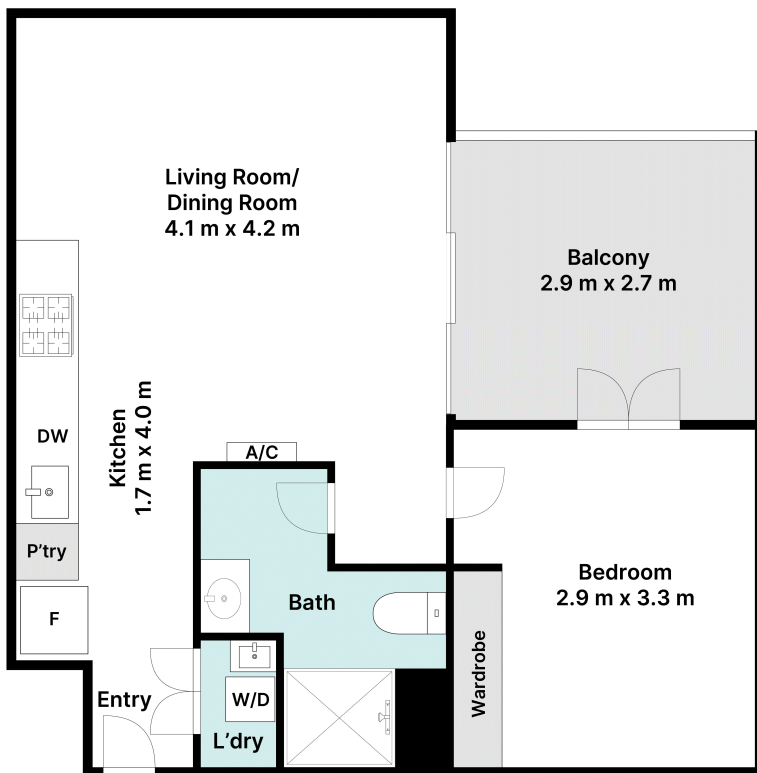
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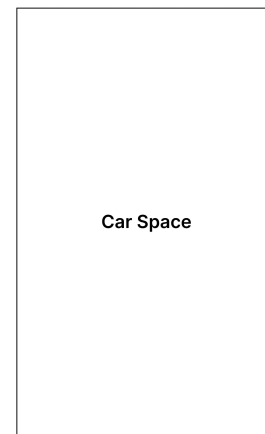
andy.yuan@areal.com.au







Floorplan



(Not In Position)

BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

NORTH

Suites 4 & 5, Level 1, 494 High Street, Lalor. VIC 3075 | 03 9436 0888

POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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