

# 38 Ralph Street, Sunshine West, Vic 3020



## House For Sale

Friday, 3 May 2024

38 Ralph Street, Sunshine West, Vic 3020

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Carlo Puglia

**\$730,000 - \$780,000**

This much loved, original one owner home is now ready to provide new owners with a massive opportunity to take it into its next 60 years. Seamlessly combining timeless elegance with modern day functionality, this bright and spacious home boasts a well- designed layout which offers endless possibilities for a large or growing family to live in as is and possibly update in the future or for the savvy investor to add to their portfolio as a future development project (STCA). With its stunning wide entrance and generous spaces throughout, the flexible floor plan offers both comfort and functionality. Internally, there are three oversized bedrooms, (1 with a robe), the formal lounge/ living room upon entry has gorgeous, frosted sliding doors which adds a touch of character to the home. The timber kitchen is both functional and aesthetically pleasing. It offers a gas cook top and wall oven as well as an abundance of bench and storage space, making meal preparation a breeze. The kitchen is adjoining to the meals area making it easy to enjoy family meals and entertain guests. Completing the interior is the central bathroom, separate WC, and large laundry adjoining to a kids play/ rumpus room. Step outside to the large garden with undercover pergola/ entertainment area and lawn area for the kids and pets to play. Other highlights include, but not limited to, polished timber floorboards throughout, ducted heating, air conditioner, evaporative cooling, ample storage space, alarm, and a 2-car garage equipped with work bench and storage shelving. Sitting on a comfortable size block of land measuring 697m<sup>2</sup> (approx.), it is situated in a family friendly neighbourhood within walking distance to local primary and secondary schools, Ardeer Train Station, local bus services, Ainsworth Reserve, and a short drive to Glengala Village shops, childcare centres and the Western Ring Road. This property MUST be on your inspection list!