

# 12 Arden Street, Longford, Vic 3851



## House For Sale

Wednesday, 17 January 2024

12 Arden Street, Longford, Vic 3851

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2023 m2**

**Type: House**



Brett Glover

0408384147

**\$599,950**

This is a fabulous opportunity to purchase a modern home on 1/2 acre (approx.) of land in Longford. Privately situated in a quiet and established area and set well back from the road, the home is close to Longford Primary School, the kindergarten and Sale Golf Club. Featuring a spacious open plan design that takes advantage of the northerly aspect, three sizeable bedrooms with robes, two bathrooms, a sitting room/home office, and a good-sized laundry. Enjoy the outdoors in the fabulous alfresco entertaining area which overlooks the substantial yard. The double garage has an automatic door and direct access to the home. There is a Colorbond shed and large water tank and with so much space on offer, there's plenty of scope for a vegetable garden and fruit trees, and with the bonus of dual street frontages, it would be ideal for access to future shedding (STCA). The kids and pets will also appreciate the extra land to run around in! To arrange an inspection, contact Chris Morrison on 0419 381 832. For a Due Diligence Checklist go to: <http://www.consumer.vic.gov.au/duediligencechecklist>