

# 18 Ghiran Close, Aspendale Gardens, Vic 3195

AREA SPECIALIST

## House For Sale

Friday, 1 December 2023

18 Ghiran Close, Aspendale Gardens, Vic 3195

Bedrooms: 4

Bathrooms: 2

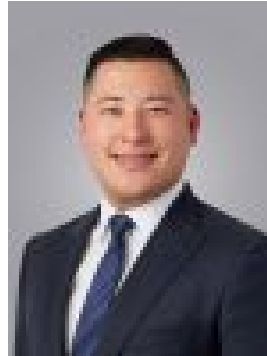
Parkings: 2

Area: 626 m2

Type: House



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0403571245



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**\$899,000 - \$985,000**

Its Addressed:(Twilight Auction on Thursday 14th December at 7pm)Blending comfort, charm and space to grow, this traditional family residence is nestled on a sizeable block in a welcoming neighbourhood, providing scope to personalise within a stroll of desirable schools, shops and idyllic walking trails.Behind the classic brick façade, long driveway and flourishing frontage, the home reveals an impressive layout enhanced by warm neutral tones, oversized rooms and large picture windows that illuminate the interiors with gentle natural light.Creating a sumptuous retreat for cosy TV evenings or welcoming guests, the sunken formal living room is a unique octagonal shape, showcasing a striking tray ceiling and brick accents, while the adjoining dining space is wonderfully versatile for a growing household.The nearby family/meal zone overlooks the well-appointed kitchen with its timber detailing, Westinghouse oven, gas cooktop and abundant storage, flowing seamlessly to the glorious entertainers' pergola which gazes out to the established wraparound yard.Completing this beloved single-level home, the private main bedroom is peaceful and soothing with its exclusive ensuite and roomy walk-in robe, while the three remaining bedrooms benefit from built-in storage and share the neat family bathroom.Finishing touches are abundant throughout, including split-system air conditioningfor year-round comfort, screen doors, a secure double garage with remote control, gated side access and a laundry with storage.Crafting an effortless lifestyle for the bustling family, Aspendale Gardens Primary School stands just a short stroll away, nestled alongside Aspendale Gardens Shopping Centre. Within walking distance, discover the esteemed St Louis de Montford's Primary School, breathtaking nature reserves, playground and moments away to Mordialloc College, Aspendale Station, picturesque bayside beaches, cafes and the Nepean Highway to the city.Perfectly suited for families, savvy investors, and enthusiastic renovators, this property presents a superb opportunity in a sought-after cul-de-sac setting.Property specifications:- Four large bedrooms, formal and casual living zones- Spacious kitchen with wall oven, gas cooktop, dishwasher, ample storage- Family bathroom with separate w/c, ensuite, walk-in and built-in robes- Split-system- Entertainers' alfresco, established easycare gardens, double garage- Walk to schools, shops and nature reserves, close to train station, beaches and highwayContact Art today on 0403 571 245 for a priority inspection. There is an Art to buying.For more Real Estate in Aspendale Gardens contact your Area Specialist.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 with any pertinent matters.