

# 18 Loughnan Road, Ringwood North, Vic 3134

## House For Sale

Sunday, 10 March 2024

18 Loughnan Road, Ringwood North, Vic 3134

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 989 m2

Type: House



Corey Le  
0385810999



Nidda Gov  
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**\$1,250,000 to \$1,300,000**

**INSPECTIONS BY APPOINTMENT ONLY!** Nestled in the serene neighbourhood of Ringwood North, this charming residence at 18 Loughnan Rd offers the perfect blend of comfort and suburban charm. Built in the 1980s, the home exudes a late '90s suburban aesthetic, providing a unique and nostalgic ambiance that's sure to make you feel right at home. With thoughtful features and a cosy atmosphere, this property is sure to captivate your heart from the moment you step inside.

**Potential for Development:** Beyond its current appeal as a family home, 18 Loughnan Rd presents an exciting opportunity for development. With its generous land size and favourable zoning, there's potential for townhouse development or other property ventures. Notably, the property comes with a building permit for the construction of three townhouses, pending renewal, adding to its appeal for investors or those looking to capitalize on the burgeoning real estate market in Ringwood North.

**Key Features:**

- **Spacious Living Areas:** Step into the light-filled living spaces, thoughtfully designed to offer both functionality and comfort. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, creating an inviting atmosphere for both relaxation and entertainment.
- **Gourmet Kitchen:** The heart of the home, the gourmet kitchen is a functional space, featuring ample cabinetry and practical layout. It offers everything you need to whip up delicious meals and entertain guests with ease.
- **Luxurious Bedrooms:** Retreat to the private sanctuary of the bedrooms, where comfort is paramount. The master suite offers a peaceful escape, complete with a spacious layout and ample natural light.
- **Outdoor Entertaining:** Step outside to discover your own private oasis, where lush greenery and manicured gardens create a picturesque backdrop for outdoor gatherings. Whether you're hosting a barbecue with friends or enjoying a quiet evening under the stars, this outdoor space is sure to impress.

**Nearby Amenities and Infrastructure:**

- **Schools:** Ringwood North Primary School, Norwood Secondary College
- **Shopping Centres:** Eastland Shopping Centre, North Ringwood Shopping Centre, Eastfield Shopping Centre
- **Public Transportation:** Ringwood Train Station, Bus stops within walking distance
- **Parks and Recreational Facilities:** Mullum Mullum Creek Trail, Jubilee Park, BJ Hubbard Reserve
- **Medical Facilities:** Ringwood Private Hospital, Ringwood Medical Centre
- **Dining and Entertainment:** Various cafes, restaurants, Ringwood RSL and bars along Maroondah Highway and surrounding areas

**Additional Information:**

**Current Rental Income:** In addition to its appeal as a family home or development opportunity, 18 Loughnan Rd also offers the potential for rental income. The property is currently leased out with a tenant in place, pulling in \$2086 a month in rent, providing immediate rental income for the new owner. Whether you're looking for a long-term investment or considering leasing out the property while exploring development options, this property offers flexibility and potential for a solid return on investment. Don't miss your chance to secure this versatile property. Contact us today to arrange a private inspection and explore the potential of 18 Loughnan Rd in Ringwood North.