

**29 Holt Street, Ardeer, Vic 3022**



**House For Sale**

Friday, 3 May 2024

29 Holt Street, Ardeer, Vic 3022

**Bedrooms: 3**

**Bathrooms: 2**

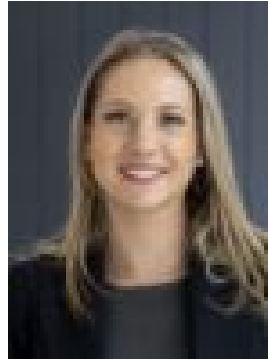
**Parkings: 1**

**Area: 697 m2**

**Type: House**



Victor Hsu  
0421593463



Katelyn Meertens  
0447485960

**\$760,000 - \$810,000**

Nothing else compares when you step into this charmingly recently renovated three-bedroom brick residence on approximately 697m<sup>2</sup> of land. Radiating warmth and cheerfulness with a delightful family ambiance, this captivating home has been carefully modernised with an emphasis on light, versatility, and functionality, all while preserving its timeless charm. Whether you opt to move in, begin your investment portfolio, or add an additional dwelling with approved plans and permits for a double-story four-bedroom dwelling at the rear, the possibilities abound. Step inside to explore a spacious grand hallway adorned with elegant decor, revealing three generous bedrooms, including a spacious master suite complete with a deluxe ensuite with a bathtub. The other two bedrooms are serviced by a striking central bathroom, while a sizable formal lounge provides a welcoming retreat. The impressive chef's kitchen boasts top-of-the-line appliances, including a 900mm 5-burner gas cooktop and oven, dishwasher, stone benchtops, and an island bench, all complemented by soft-closing cabinetry offering ample storage. Adjacent to the kitchen, a dining area provides a perfect space for gatherings and family meals. Additionally, there is a designated study/office area and a convenient laundry room. Outside, discover a large shed offering versatile space ideal for storage or conversion into a music room, man cave, or playroom. The lush gardens enjoy abundant sunshine throughout the year and overlook a miniature football field where children can play happily year-round. Additional highlights comprise plantation shutters, gleaming hardwood floors, split system cooling/heating, a new roof, and numerous other features. Ideally positioned within a short stroll of the Kororoit Creek walking trail, the array of new sporting amenities at More Park, Ardeer train station, bus services on Ballarat Road, Mother of God Primary School, and Ardeer Primary School, along with convenient access to the Western Ring Road Freeway and the forthcoming Costco on Ballarat Road. If you're seeking a stress-free, straightforward lifestyle, seize this exceptional opportunity