

**3/3 Rockbank Road, Ardeer, Vic 3022**



**Unit For Sale**

Tuesday, 5 December 2023

3/3 Rockbank Road, Ardeer, Vic 3022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Ben Nguyen  
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**\$570,000 - \$620,000**

Totally tempting, tucked at the rear of a boutique development that's free from strata title constraints, this inviting single level unit is one of only three. Elegant 65mm select Tasmanian oak clear gloss flooring enhances the entrance, living/dining, kitchen and hallway of a design that's further distinguished by the kitchen's stone surfaces and contemporary appliances. Three bedrooms and two bathrooms include a main bedroom with a walk-in robe and direct bathroom access while the central bathroom's ensuite adds to the appeal of the accommodation. Ducted heating, a split system cooling unit and LED lighting complement perfectly presented spaces, accompanied by low-maintenance outdoor areas, a secure garage with electric roll-a-door and an extra car space. Proximity to Ardeer and Mother of God Primary Schools, Ardeer Reserve and the Kororoit Creek Trail ensure lifestyle positives and investment prospects are ideally balanced.