

**34 Ralph Street, Sunshine West, Vic 3020**

Douglas**Kay**

**Sold House**

Saturday, 18 November 2023

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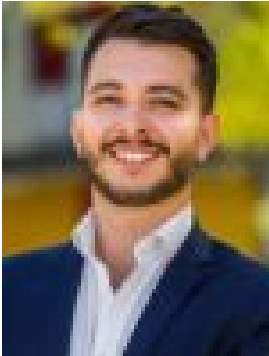
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 697 m2**

**Type: House**



Peter Kay  
0401532886



Justin Luciew  
0407540678

**\$872,000**

The complete package for a successful future. This quality brick home offers something for the entire market. Positioned on a sensational 697m<sup>2</sup> corner, the future is bright as a comfortable home, excellent investment or future development site for street facing townhomes. The main home is the triple fronted brick home comprises of a welcoming entry, 3 large bedrooms all with built in robes, large living, timber kitchen, adjoining dining, tiled central bathroom, laundry and separate toilet. Additional features include timber hardwood floors, ducted heating, evaporative cooling, gas tiled fireplace and undercover alfresco for entertaining. \*\*Current leased for \$416 per week as whole. Investors can improve the rental to approximately \$600 approx rent per week. Owner Occupiers can pay down the loan faster knowing the unit will lease separately for \$230 approx a week. \*\*An inspection and exploration of the home and locale is highly recommended to appreciate the close proximity to Glengala Road, early - secondary education, buses and the Western Ring Road offering a 12km direct route to the CBD. DOUGLAS KAY ESTATE AGENTS 280 HAMPSHIRE ROAD SUNSHINE VIC 3020