

**40 Suspension Street, Ardeer, Vic 3022**

Douglas**Kay**

**House For Sale**

Friday, 5 April 2024

40 Suspension Street, Ardeer, Vic 3022

**Bedrooms: 4**

**Bathrooms: 1**

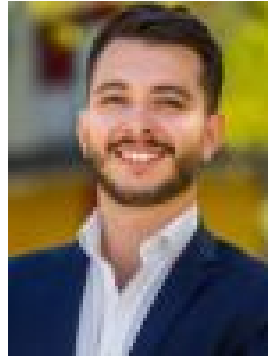
**Parkings: 6**

**Area: 604 m2**

**Type: House**



Justin Luciew  
0407540678



Peter Kay  
0401532886

**\$570,000 - \$610,000**

Radiating classic charm and commanding a picturesque vista of Ardeer Community Park, this single-owner weatherboard residence, nestled on a generous 604m<sup>2</sup>\* allotment, presents an ideal opportunity for first-time home buyers, savvy investors, and builders with a vision for rear development possibilities (STCA). The internal layout comprises 3 spacious bedrooms, an additional 4th bedroom or home office, a substantial formal living area, a well-appointed kitchen with ample storage, a meals area, a central bathroom, and a sizeable laundry. Step outside into the north-facing backyard, offering a serene setting for relaxation and outdoor gatherings. With ample space for children and pets to roam freely, the property also features multiple access points to the undercover rear entertaining alfresco area, providing year-round enjoyment complemented by a spacious 4-bay garage suitable for multiple cars and hobbies.\*\*\*Additional and uncommon highlights for a home of this ear include a second toilet, refrigerated cooling/heating, solar power, security roller shutters, a carport with a roller door, restored and reappointed roof and a front steel fence with lockable gates, showcasing its versatility. Boasting an array of lifestyle benefits and situated in an emerging boutique suburb just 15 minutes from the City, this home offers convenient access to quality schools, Ardeer Train Station, bus services, Ardeer Community Park directly across the road, Kororoit Creek Trail, and the new Costco currently under construction. Swift access to the Sunshine Business/Transport Hub, Western Ring Road, and shopping centres further enhances its appeal.