

# 44 Ardblair Terrace, Narre Warren South, Vic 3805

## House For Sale

Sunday, 26 May 2024

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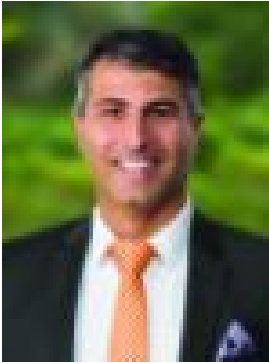
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 615 m2

Type: House



Abraham Ibrahim

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**\$790,000 - \$860,000**

This value-laden home is positioned within the catchment zone for Hillsmeade Primary School and Alkira Secondary College. Just moments from the idyllic walking tracks and parklands of Berwick Springs Wetlands Reserve, the location offers a serene lifestyle for those who enjoy walking and bike riding. A short drive takes you to the popular Casey Central Shopping Centre, providing convenient access to a variety of retail and dining. The property features a wide frontage with warm bricks adorned with ornate patterning. The lush green lawn and privacy hedging add to its street appeal. External lantern lighting creates a welcoming ambience, complemented by a security screen door and large awning windows. A concrete driveway leads to a double lock-up drive-through garage, offering ample parking space. Inside, the home is equipped with split system air conditioning and ducted heating for year-round comfort. The covered entertainers' pergola and sizeable yard with plenty of grass and a cubby house make it perfect for family gatherings. Soft window furnishings, plush carpet and ceramic floor tiles add to the home's comfort and style. The open-plan design includes a spacious formal lounge and a separate dining space. The fourth bedroom is multipurpose, currently utilised as a study. Large square set openings create a seamless flow throughout the home. The kitchen boasts a dishwasher, an electric oven and a 900mm gas burner cooktop. Expansive food preparation space is finished in 40mm rounded edge countertops and a servery shelf. Shaker-style cabinetry, mixer tap ware and a tiled splash-back complete the space. All four bedrooms offer built-in robe storage and plush carpet. The main bedroom vaunts air conditioning, a walk-in robe and a private ensuite. Both bathrooms are well presented in their original finish, with the main bathroom featuring a tiled hob bathtub. Property specifications: • Four bedrooms, formal lounge, separate dining space, spacious yard • Lush green lawn, privacy hedging, double lock-up drive-through garage • Modern inclusions: split system air conditioning, ducted heating, soft window furnishings • Double lock-up drive-through garage • Prime location close to schools, parks, and shopping centre