

# 55 Suspension Street, Ardeer, Vic 3022

## House For Sale

Thursday, 18 April 2024



55 Suspension Street, Ardeer, Vic 3022

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



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**\$680,000-\$730,000**

The welcoming, north-facing front veranda draws the morning sunlight in to warm this gem. The 50's charm is evident in the 2.7 metre ceilings, art deco ceiling roses, ornate cornices and spacious rooms throughout the home. Improvements have been made over time to create a comfortable and serene.ambience. The home comprises, a wide entrance hall and a formal lounge, both with polished timber flooring. Three bedrooms, two with BIR's, are accessible via the passageway. The timber kitchen/dining room with generous cabinetry features leadlight panels. Appliances include 4 burner gas hot plates, a wall oven, dishwasher and double bowl stainless steel sinks. The kitchen opens to a casual sitting area, ideal for a chat, a snack or a break after work. The bathroom and laundry are located to the rear of the home. Ducted heating and evaporative cooling provide day to day comfort. The property includes a garage, storage shed and a 2 room sleepout. With some TLC, the sleepout could be used as a teenagers retreat or a place to work from home. The land area is approximately 604sq metres, offers space to improve on the present accommodation, or the possibility of redeveloping the site (STCA) in the future. In recent years, Ardeer has become a real community. Within this little pocket there are 2 Primary Schools, a general store, a park, and the beautiful Kororoit Creek with its walk and bike paths. To add to the convenience, a railway station, bus service, small and large shopping centres, the Sunshine CBD and the soon to-be-built Costco, Ardeer are all close-by.