

# 58 Holt Street, Ardeer, Vic 3022

## Sold House

Thursday, 22 February 2024

58 Holt Street, Ardeer, Vic 3022

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Fareed Sherzad  
0412739271



Jay McIntyre

**\$650,000**

Fareed Sherzad and the team at Greystone are proudly presenting this rare opportunity in established Ardeer. Whether you're looking to renovate, invest, develop, or rebuild, this is one you do not want to miss out on! Welcome to 58 Holt Street, boasting a generous 650 sqm (approx) of land and offering 4 bedrooms and 2 bathrooms. This family-sized home has so much potential making it a renovator's dream! Nestled on a quiet street all in close proximity to Ballarat Road and The Western Ring Road, giving easy access to close-by Sunshine Hospital, Victoria University, and a wide range of amenities and facilities from reputable schools and shopping centers to parks, recreational facilities, and healthcare services. Everything you need is within reach. With the new COSTCO in construction literally just a stone's throw away on Ballarat Road, the exponential growth for the suburb is imminent. 58 Holt Street is a goldmine for future investment. Step inside and let your imagination take over as you walk through the property, experiencing in full the opportunity and all of the possibilities on offer. The kitchen is fitted with electric cooking appliances. Outside the property offers a private and low-maintenance backyard with some established greenery as well as a large garden shed for ample storage space. The property has a single lock-up garage and a long driveway alongside the house for extra parking space. Don't miss this opportunity to make 58 Holt Street your new home. With its charming features, convenient location, and potential for future growth, this property truly offers the perfect foundation for a fulfilling family lifestyle. The property is offered with vacant possession. For more information or to arrange a private inspection, contact Fareed, Jay, or the team at Greystone. A photo ID is a must for all inspections. **DISCLAIMER:** All stated dimensions/areas are approximate only. All information is general only and does not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>