

**94 Maxweld Street, Ardeer, Vic 3022**

Douglas**Kay**

**House For Sale**

Thursday, 15 February 2024

94 Maxweld Street, Ardeer, Vic 3022

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 604 m2**

**Type: House**



Justin Luciew  
0407540678

**\$590,000 - \$630,000**

Discover 94 MAXWELD STREET, ARDEER This meticulously maintained, single-owner weatherboard home exudes character with its lofty ceilings, ornamental ceiling roses, and intricate cornices. Nestled on a generous 604m<sup>2</sup> (approx) allotment, this timeless residence is a perfect fit for first-time homebuyers, astute investors, and builders envisioning rear development possibilities utilizing the expansive driveway (STCA). Upon crossing the threshold through the inviting door entry, you'll find three spacious bedrooms, a generous family room, central bathroom, formal dining connecting to the kitchen/meals space. Step into the north-facing backyard, offering an idyllic setting for relaxation and outdoor entertaining. With abundant space for children and pets to roam freely, the property also features a single lock-up garage, offering additional room for a potential home office, full sized laundry with a second toilet, showcasing its versatility. Boasting an array of lifestyle advantages and an up and coming Boutique suburb 15 minutes from the City, this home is conveniently situated within a short walk to quality schools, Ardeer Train Station, bus services, Ardeer Community Park, Kororoit Creek Trail, and the new Costco currently under construction. Enjoy swift access to the Sunshine Business/Transport Hub, Western Ring Road, shopping centres, further elevating its appeal.