

43 Yallourn Street, Ardeer, Vic 3022

Douglas**Kay**

House For Sale

Saturday, 29 June 2024

43 Yallourn Street, Ardeer, Vic 3022

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 697 m2

Type: House



Justin Luciew
0407540678

\$690,000 - \$740,000

Discover your dream home nestled in one of Ardeer's most exclusive pockets ready for you to simply move in and enjoy. Relaxed family life has never looked better. This delightful abode offers an exciting opportunity for families or those seeking a space perfect for entertaining. The wide driveway and expansive 697m² approx block provide the versatility to build a dwelling at the rear - subject to council approval. The home's sharp first impression and pristine presentation set the tone for the ideal dimensions inside. The stylish open living and dining area showcases a contemporary kitchen featuring Caesar stone benches, a full-sized island waterfall, double bowl undermount sink, stainless steel 900mm Italian made appliances and ample storage space. Three bedrooms offer exceptional accommodation with the main bedroom equipped with a walk-in robe and fully-tiled luxe ensuite and frameless glass waterfall shower. The remaining two bedrooms have mirrored built-in robes and are complemented by a sparkling family bathroom featuring a walk in frame less glass waterfall shower, bathtub, double basin, stone benchtop vanity and floor to ceiling tiles. Step outside to an expansive alfresco entertaining space with merbau timber decking, the perfect backdrop for outdoor living. Whether you're hosting a summer barbecue or enjoying a quiet evening, the sun-drenched backyard offers plenty of room for kids to play and adults to relax safely and securely. Additional highlights include a full-sized laundry, hybrid flooring, split system heating/cooling, carport and remote-controlled sliding front gate. Positioned in an emerging boutique suburb less than 15 km from the CBD, this home enjoys a host of lifestyle advantages. Walk to quality primary & secondary schools, Ardeer Train Station, bus services, and various recreational amenities, including Ardeer Reserve and Kororoit Creek Trail and local retailers. The upcoming Costco development, easy access to major transportation routes, Sunshine shopping / Business precinct just moments away and nearby shopping centres further elevate the appeal of this exceptional property.