



## FOR SALE

### FAMILY HOME WITH PERMIT FOR EXTENSION! CLOSE TO ALL AMENITIES AND COSTCO!!

Located in a prime location with easy access to the Western Ring Road and the Sunshine Shopping/Business district, this property is also within walking distance of the Grange Costco store, Ardeer train station, bus services, Ardeer Primary School, Mother of God Primary School, the Kororoit Creek walking trail, and Ardeer Community Park. It is a substantial investment opportunity less than 15 km from the CBD. This delightful 3-bedroom charmer is a true gem waiting to be discovered.

#### Key Features:

- \* Fully Permit for Extension
- \* Main bedroom with walk-in robe and larger bathroom
- \* Two of the bedrooms are fitted with built-in robes
- \* Kitchen equipped with stainless steel appliances
- \* Enjoy the comfort of gas ducted heating and cooling system
- \* Secure your home with roller shutters
- \* Outdoor decking area for relaxation and entertainment
- \* Huge backyard for extension or future development (STCA)
- \* Massive driveway for up to 8 car spaces
- \* Secure automatic electric sliding gate.

#### Location Highlights:

- \* Brand new Costco just at your doorstep
- \* Proximity to schools, including Ardeer Primary School and Sirius College
- \* Convenient shopping at Sunshine Plaza Shopping Centre, just moments away
- \* Easy commuting with Ardeer Train Station, only a 7-minute drive
- \* Enjoy the outdoors with Kororoit Creek Reserve a few minutes away
- \* Swift access to the Western Ring Road for your travel needs

Don't miss your chance to call this charmer your own! Contact Dannie Tran at 0413 778 119 or email now to arrange the viewing.

**3 BED | 2 BATH | 8 CAR**

#### PRICE:

**\$700,000 - \$770,000**

#### OPEN FOR INSPECTION:

N/A



**Dannie Tran**

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