



**48 Verdant Avenue Ardeer VIC**

3 1 5

With an attractive curb side appeal - this well maintained brick home should be on the inspection list for all buyers looking for affordability, location and large family living or smart investing in a booming suburb.

The home is comprised of a formal entrance, 3 large bedrooms with built in robes, kitchen with adjoining dining, central bathroom, separate toilet, 2 living areas, formal lounge and laundry. The rear rumpus overlooks stunning manicured gardens with plenty of onsite parking with a wide driveway, lock up garage and adjoining work shop.

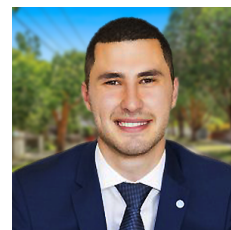
Additional features include ducted heating, roller shutters throughout, terracotta tiled roof, a sizeable allotment of 550m<sup>2</sup> (approx) and many more.

A sensational lifestyle with direct access and views of the

**Price** : \$ 630,000  
**Land Size** : 550 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/ardeer/residential/house/7210122>



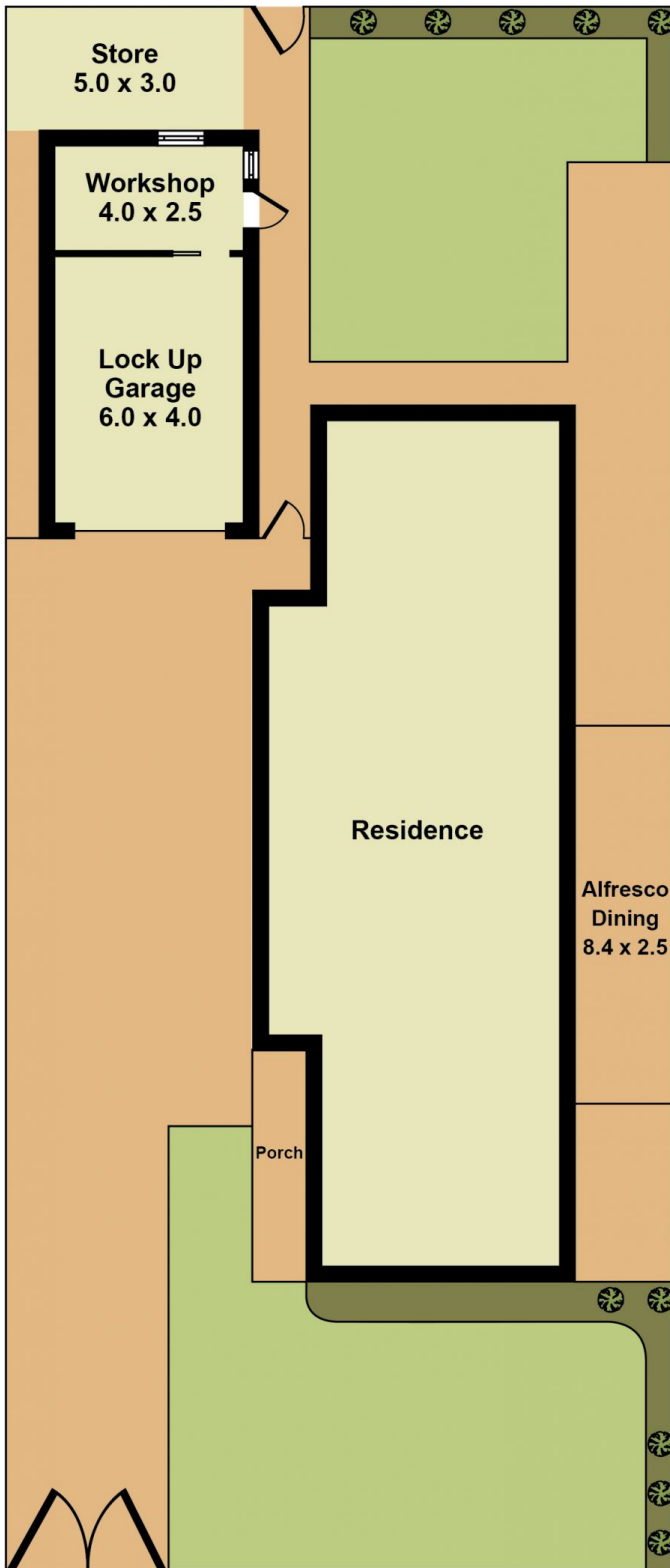
**Peter Kay**  
03 9313 7888



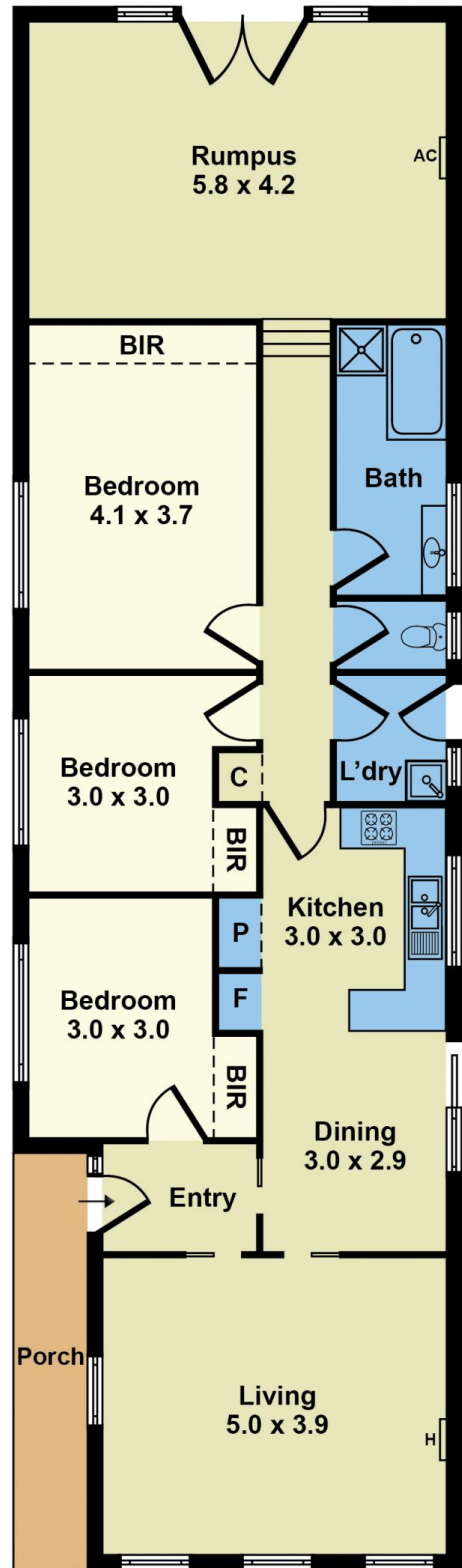
**Amin Chebib**  
9313 7888



Kororoit Creek Trail



SITE PLAN



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.