



### 11 Suspension Street Ardeer VIC

3 1 2

Bright, spacious and full of charm, this immaculately presented family home comes with the addition of planning permit for three townhouses.

Step inside, three bedrooms serviced by the central bathroom, timber kitchen with adjoining family living and meals area with plenty of bench space with retro deco, sunroom and separate laundry facilities.

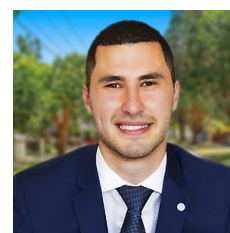
Set on a rectangular block of approx 604m<sup>2</sup>, extras includes split system heating and cooling, hardwood floorboards, lock up garage and with open carport.

Full of lifestyle advantages, the home is a short walk to a choice of quality schools, kindergarten, Ardeer Train station, bus service, Ardeer Community Park, Kororoit Creek Trail with swift access to Sunshine Business /

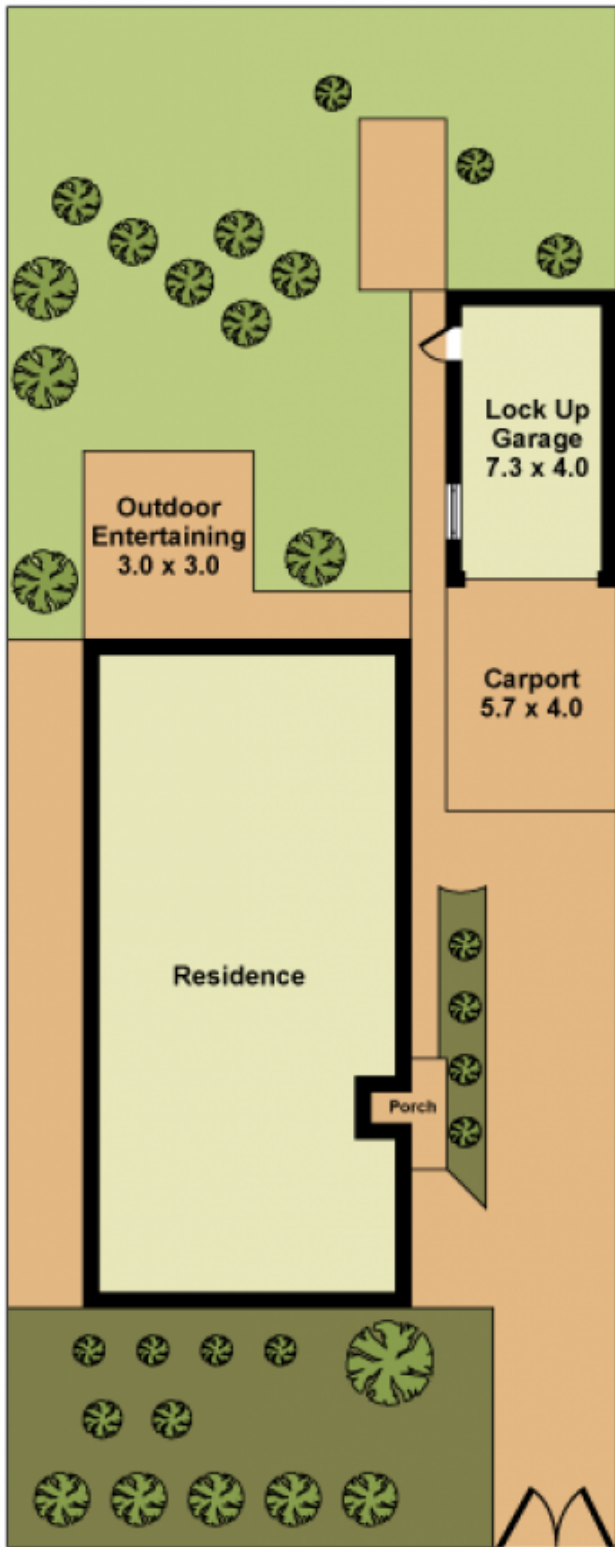
**Price** : \$ 655,000  
**Land Size** : 604 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/we-st/ardeer/residential/house/7370323>



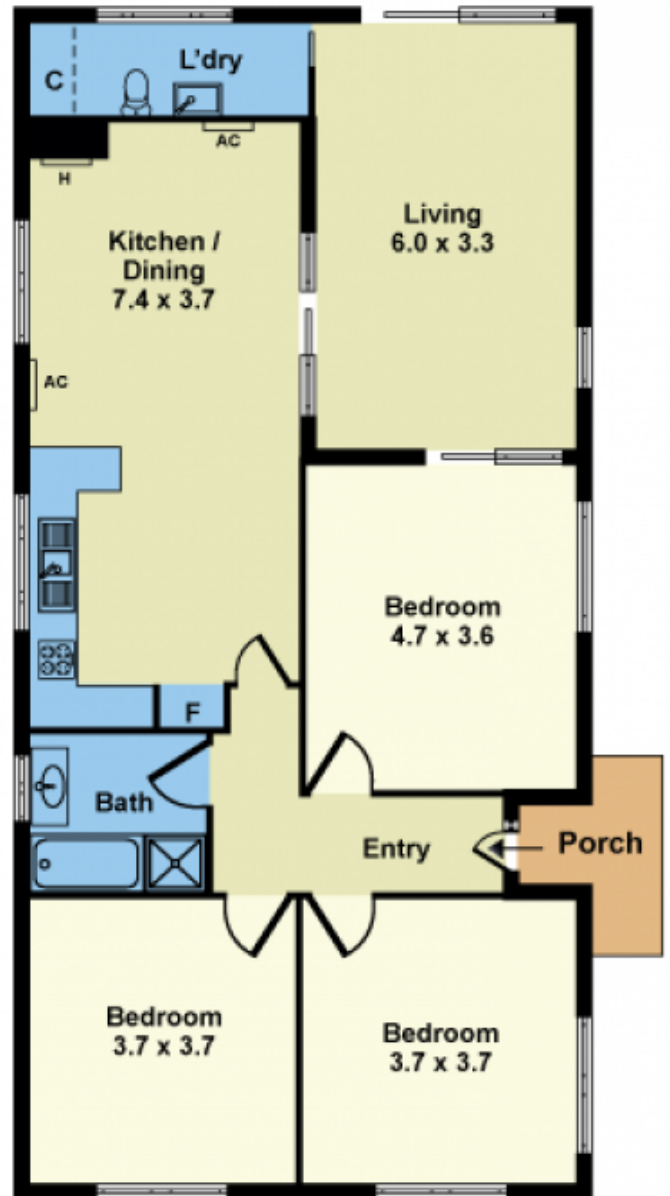
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**SITE PLAN**



**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.