



### 53 Lodden Street Sunshine North VIC

3 1 2

Poised for a new chapter and in a wonderful family-oriented neighbourhood -this well-maintained and proudly presented home offers excellent potential for contemporary enhancement, renovation/extension or new home build (subject to relevant approvals).

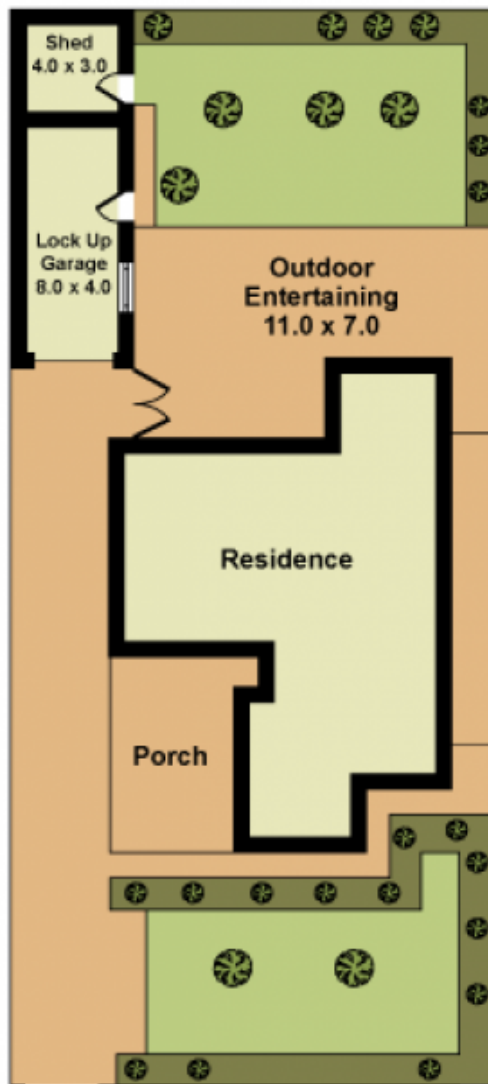
Inside, character and warmth to a charming lounge and adjoining dining space overlooked by a functional kitchen.

The traditional layout offers three bedrooms, a classic bathroom, separate laundry with a convenient separate toilet and additional sunroom. Conveniently located moments from Suffolk Road shops, Sunshine North Primary, Sunshine College North Campus, St Bernadettes Primary, Dempster Park, Northumberland Road Shops, Victoria University and much more.

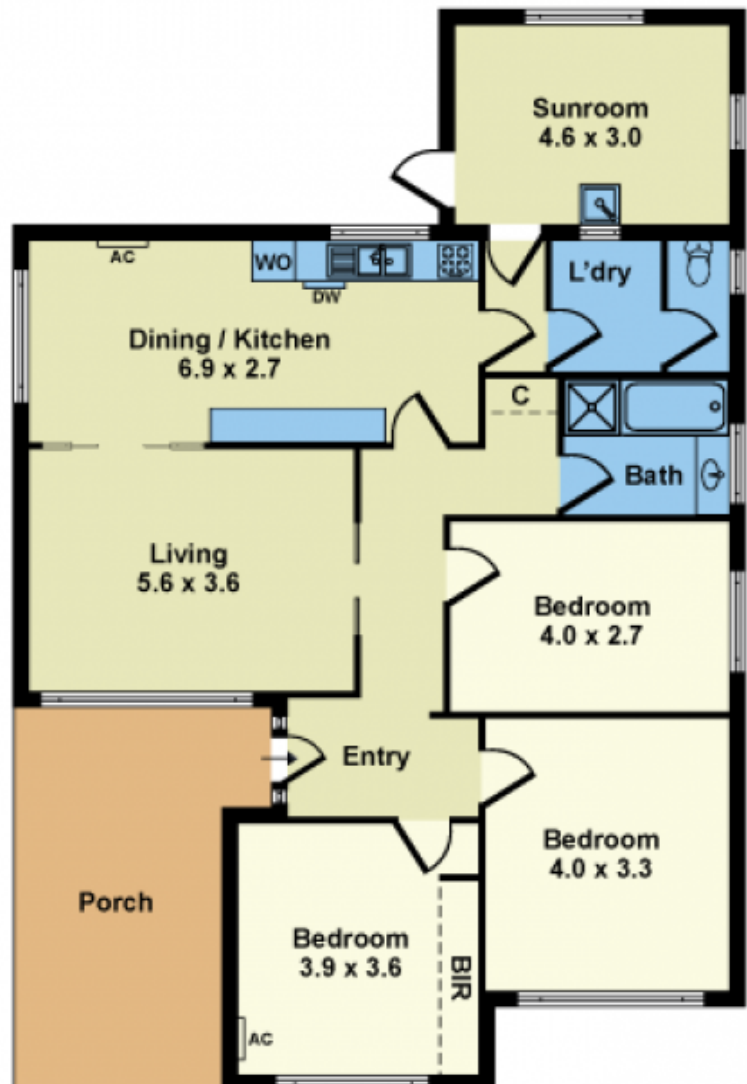
**Price** : \$ 660,000  
**Land Size** : 526 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine-north/residential/house/7785163>



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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.