



**38 Ardoyne Street Sunshine VIC**

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Located in a prime residential area, this property offers an exceptional investment opportunity. With a generous 613m<sup>2</sup> of land, it is approved for two side-by-side townhouses.

The residence features three bedrooms with built-in robes, a flexible layout including a formal lounge, kitchen/meals area, and central cooling.

With a 4-meter-wide driveway (approx.), is permit approved for two side-by-side townhouses:

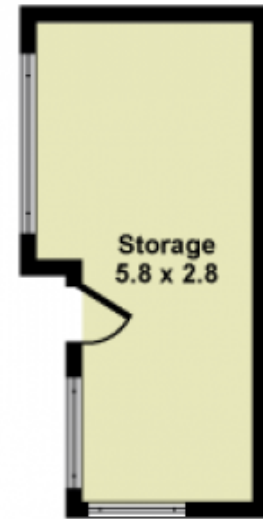
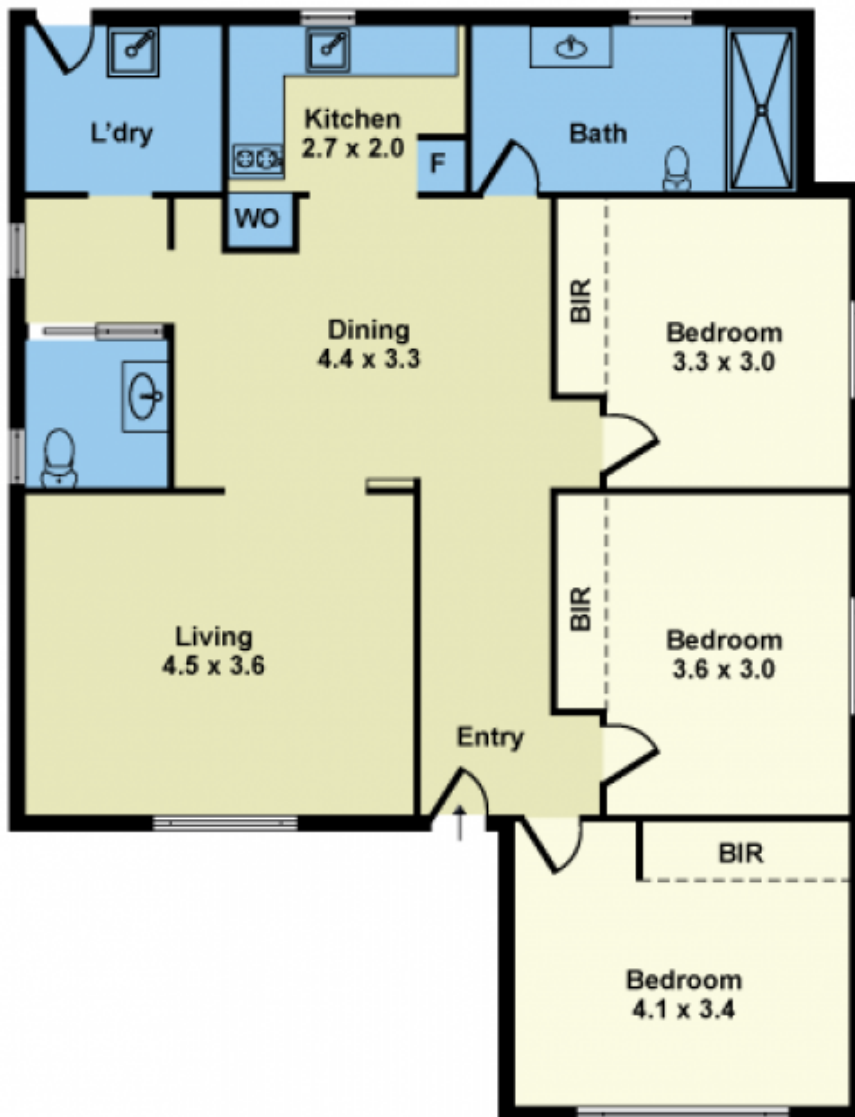
- \_Townhouse 1: 24.85sq (approx.)
- \_Townhouse 2: 21.97sq (approx.)

Conveniently positioned close to Sunshine Train Station, Sunshine Shopping Centre, Strip Shops, Primary and

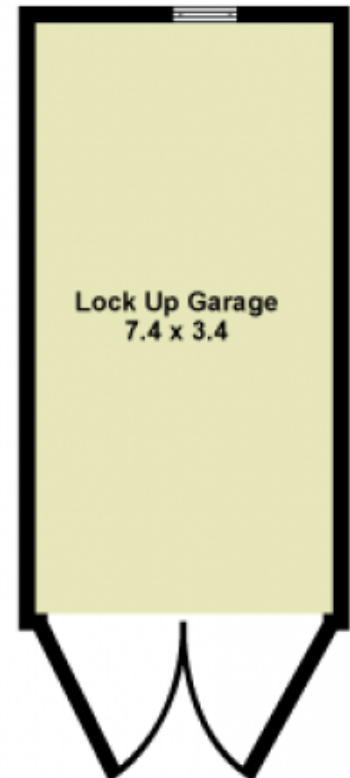
**Price** : \$740,000 - \$780,000  
**Land Size** : 613 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine/residential/house/7988818>



**Francis (thanh) Vuong**  
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(Not In Position)



(Not In Position)

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.