



**107 Maxweld Street Ardeer VIC**

2 1 4

Ideal for Home Buyers, Developers & Investors and Set on one of Ardeer's most desirable tree-lined streets, this rare corner allotment of approximately 604m<sup>2</sup> offers an exceptional opportunity for a wide range of buyers - whether you're a home buyer seeking character and charm, a developer ready to take advantage of approved plans, or an investor looking for a flexible and rewarding asset.

This property comes with an approved Town Planning Permit for three contemporary townhouses, making it a standout opportunity for developers. The flat, rectangular block and corner position offer optimal design flexibility and ease of construction in a location primed for growth.

**Type** : House  
**Price** : \$ 815,000  
**Land Size** : 604 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/ardeer/residential/house/8498873>

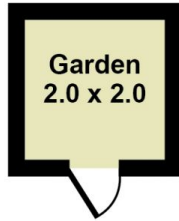


**Justin Luciew**  
03 9313 7888

[For full version visit the website](https://www.douglaskay.com.au)



(Not In Position)



(Not In Position)



Bedroom  
3.4 x 3.4



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.