



### 9 Maxweld Street Ardeer VIC

3 1 5

Offering generous proportions, multiple living zones and a highly walkable lifestyle, this warm and inviting residence presents an exceptional opportunity for families, gardeners and those seeking a true sense of community.

Set on a substantial 604m<sup>2</sup> (approx.) allotment within a tightly held, family-oriented neighbourhood, this charming three-bedroom home is framed by beautifully established front and rear gardens - perfect for the passionate gardening enthusiast. With mature plantings, fruit trees and lush greenery, the outdoor spaces create a private and tranquil retreat.

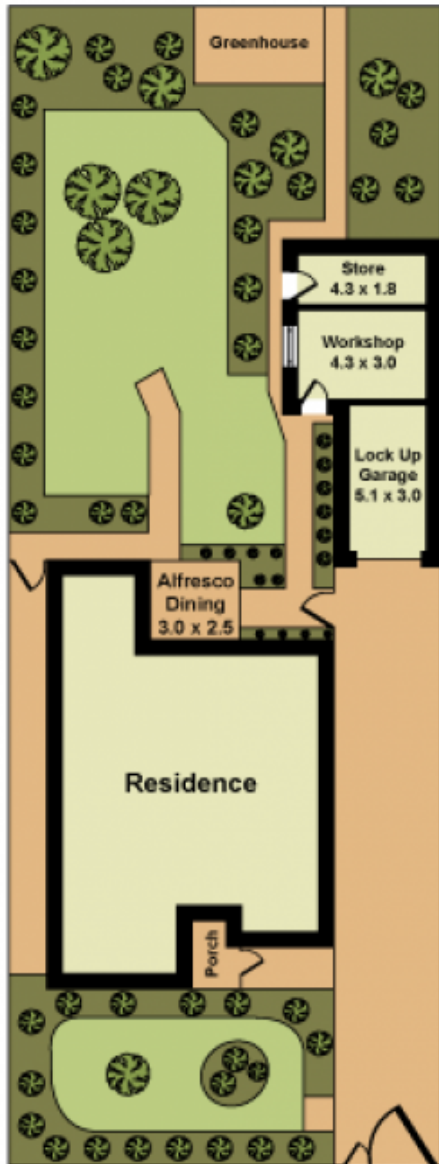
Rich in character, the home welcomes you with elegant double entry leadlight doors and polished hardwood timber

[For full version visit the website](https://www.douglaskay.com.au/sale/vic/west/ardeer/residential/house/8686297)

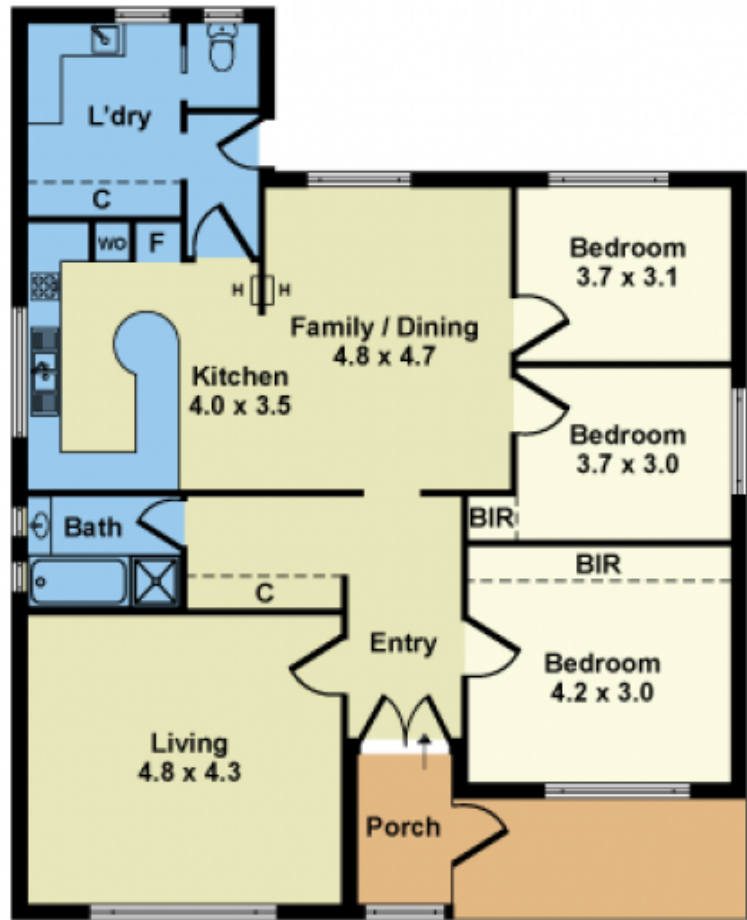
**Type** : House  
**Price** : \$690,000 - \$740,000  
**Land Size** : 604 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/ardeer/residential/house/8686297>



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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.