



## 34 Esmond Street ARDEER VIC

4 1 2

This is a great opportunity for first home buyers to enter the market or the smart investor looking to add to their investment portfolio as well as an ideal potential for redevelopment site (S.T.C.A). This lovely family home located in the ever popular Ardeer location is situated across the road from walking tracks, park lands and only a very short stroll to all local amenities that include public transport, schools, Victoria University Secondary College and easy access to the Western Ring Road. The home comprises of four good size bedrooms, large formal lounge room, kitchen/meals area, bright central bathroom and separate laundry. Added extras include gas heating, polished timber floors, double car garage, garden shed, good size front yard and a large back yard with a variety of fruit trees. All this situated on a great sized allotment of 700m<sup>2</sup> (approx.).

**Price** : \$ 590,000  
**Building Size** : 75 sqm  
**View** : <https://www.ypa.com.au/7386723>



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