



## 54 Esmond Street ARDEER VIC

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An ideal investment opportunity or a pleasant place to call home, Situated only minutes from local shops, schools, transport and freeway entrance (approx.12km to the Melbourne CBD), this excellent site offers loads of potential!

This well maintained family home features 3 bedrooms, formal lounge, central bathroom and an open kitchen and meals area.

All this on a great sized allotment measuring approximately 700m2. A charming solid home perfect for an owner occupier also offering a great rental potential whilst you seek approval from council.

Including soaring high ornate ceilings, side driveway leading to the lock up garage, shed, rollershutters, ducted

**Land Size** : 700 sqm

**View** : <https://www.ypa.com.au/7394339>



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