



1B Rockbank Road Ardeer VIC

3 1 3

A tempting prospect for home-buyers, investors and renovators, the light and sunny interior is instantly welcoming with comfortable rooms which includes a flexibility in a floorplan offering 2 or 3 good-sized bedrooms, lounge, formal dining with easy access to the spacious kitchen and meals zone.

There's ample space in the level gardens for family festivities or expanding the home's footprint alternatively, developers might be swayed by generous land dimensions and plan for a boutique multi-home development (STCA).

Extras include polished timber floor boards, single lock up garage with workshop.

Full of lifestyle advantages, the home is a short walk to a choice of quality schools, Ardeer Train station, bus service,

Land Size : 586 sqm
View : <https://www.douglaskay.com.au/sale/vic/west/ardeer/residential/house/7410619>



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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.