



### 30 McLaughlin Street Ardeer VIC

3 1 4

One owner and filled with character, this weatherboard home showcases lofty ceilings, spacious rooms set on a generous allotment of 604m<sup>2</sup> (approx). Suitable for first home buyers, home renovators, savvy investors and builders with the scope for rear development STCA utilising the wide driveway.

Step inside, be greeted by a wide hall way with accommodation that includes three spacious bedrooms, large family room, formal dining area serviced by the kitchen / meals and study room.

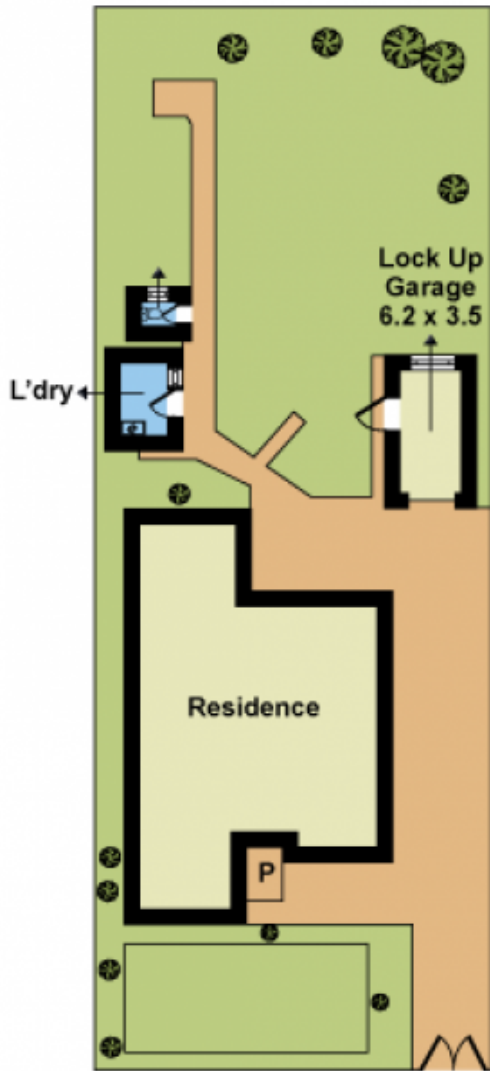
Step outside to the well sought after north facing backyard that provides an idyllic setting for relaxing and entertaining outdoors, with lots of room for the children and pets to

**Type** : House  
**Price** : \$ 590,000  
**Land Size** : 604 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/we-st/ardeer/residential/house/7512055>



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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.