



### 36 Rockbank Road Ardeer VIC

3 1 1

Owned by the same family for over 37 years, this charming family home is situated on a generous corner block of approximately 673m<sup>2</sup>. Featuring a sought-after north-facing rear yard and garage access from a quiet court, this property offers boundless opportunities for both homeowners and investors. Explore options for renovation or subdivision (STCA) to enhance the existing home or create a new street-facing residence on Lawrence Street.

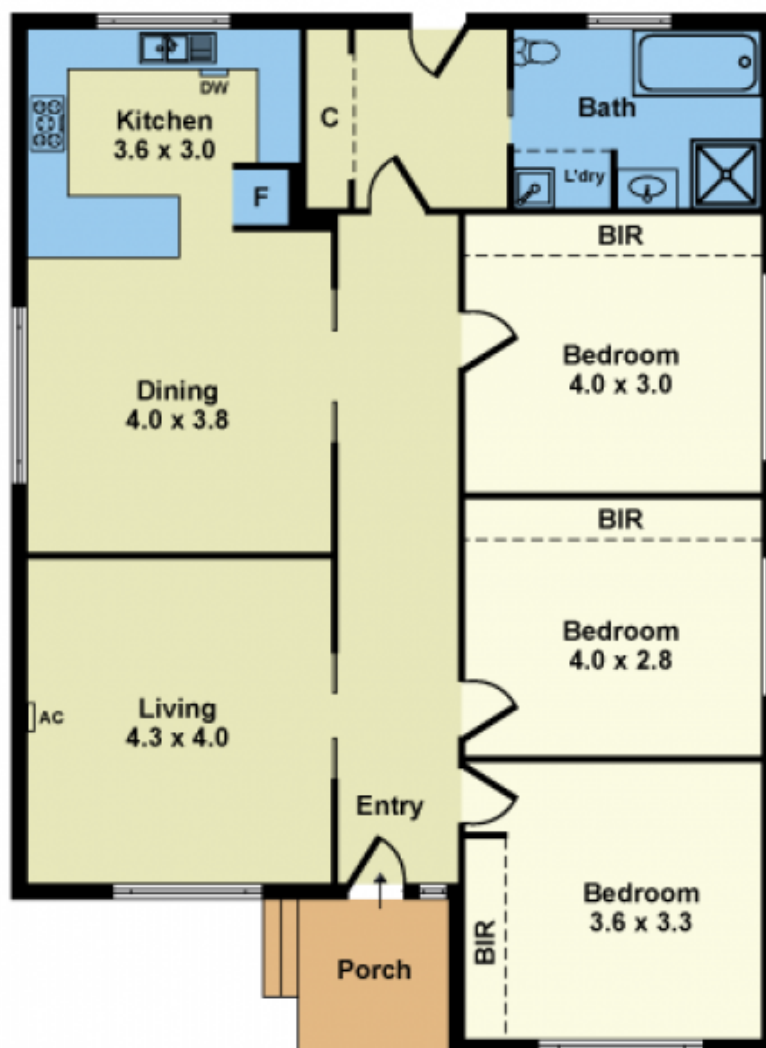
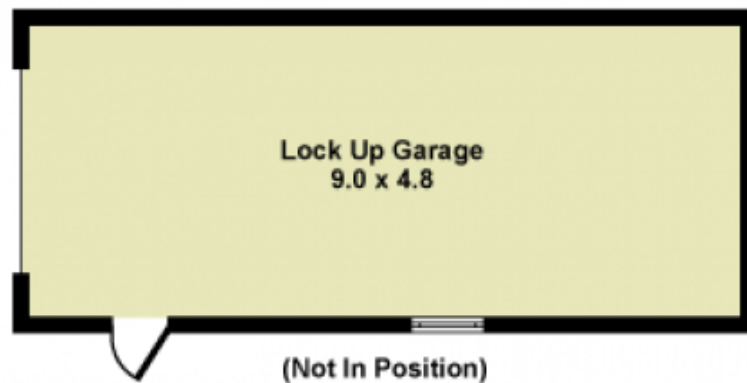
Nestled in one of Ardeer's most desirable locations, the home welcomes you with a wide hallway adorned with gleaming hardwood floors. The spacious formal lounge leads to three generously sized bedrooms, each with built-in robes. The light-filled kitchen and dining area, full-sized laundry, and family bathroom provide ample living space. Whether you're hosting a summer barbecue or enjoying a quiet evening, the sun-drenched backyard offers

**Price** : \$ 700,000

**View** : <https://www.douglaskay.com.au/sale/vic/west/ardeer/residential/house/8084891>



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