

**13 Lucerne Street, Ashburton, Vic 3147**

shelter.

**House For Sale**

Friday, 2 February 2024

13 Lucerne Street, Ashburton, Vic 3147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 696 m2**

**Type: House**



Zali Reynolds  
0422576049



Manae McInnes  
0398893990

**\$1,750,000 - \$1,925,000**

Nestled in the heart of Ashburton, this three-bedroom, one-bathroom home offers a unique blend of comfort, convenience, and potential. Situated in a prime location a short stroll to Ashburton Village, Alamein & Darling train station, Watson Park and local schools Solway, St Michaels, Sacre Coeur and Korowa, this property presents an exceptional opportunity for both homeowners looking to add their own touch, those looking to build or investors seeking to capitalize on development potential of an extra wide frontage and northern rear. The three-bedroom, one-bathroom configuration of the house provides a comfortable and practical living space. The bedrooms are spacious and offer flexibility for various needs, such as a home office or a guest room. The single bathroom is thoughtfully appointed, providing convenience without compromising on style. Beyond its current livability, the property holds significant potential for future development or renovation. With a generous land size, there is room to explore expansion options, whether it be adding additional living space, creating an outdoor oasis, or even rebuilding your dream home. The flexibility of the property allows for creative transformations that align with the preferences and needs of its future owners. The residence also includes a nursery, garden shed, carport, and abundant driveway parking. Investors keen on capitalizing on the booming real estate market in Ashburton will appreciate the potential for capital growth. The suburb has experienced steady appreciation in property values, making it a strategic investment choice. Whether the goal is to renovate and resell or to hold for long-term gains, this property offers a solid foundation for a profitable real estate venture. The property's location is undoubtedly one of its key assets. Ashburton is renowned for its peaceful atmosphere, tree-lined streets, and family-friendly environment. Residents enjoy a sense of community while having access to an array of amenities that make everyday living a breeze. Within walking distance, you'll find local shops, cafes, and restaurants, creating a vibrant local scene that caters to diverse tastes. The nearby Ashburton Village adds to the appeal, with its boutique stores, fresh produce markets, and a range of services, enhancing the overall lifestyle experience for residents. Shelter Real Estate Agents Ashburton