

**55 Warner Ave, Ashburton, VIC, 3147**



**House For Sale**

Friday, 15 November 2024

55 Warner Ave, Ashburton, VIC, 3147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Untapped potential with a wide 18.35 metre frontage

A prosperous opportunity on 642 sq m approx. and boasting a broad 18.35 metre frontage, this comfortable three bedroom home is a blank canvas in a highly desirable parkland pocket. One door away from the Gardiners Creek trail and the Markham Reserve Playground, it's a few short steps away from Warner Reserve and the Ashburton Pool and Recreation Centre.

A leafy avenue introduces the classic design featuring a spacious kitchen/meals, central dining room and large family room that flows out to a north-facing under-cover alfresco deck. Investors will see the immediate cash-flow potential, ideal to rent out while preparing plans and permits to build two side-by-side townhouses (STCA).

Just around the corner from Alamein train station and an easy walk to Ashburton Village and the primary school, be conveniently close to Holmesglen TAFE and Chadstone Shopping Centre.

- \* Classic three bedroom design
- \* Spacious living rooms
- \* Under-cover alfresco
- \* Triple garage
- \* On 642 sq m approx.
- \* Build two side-by-side townhouses (STCA)
- \* Metres from parks, the pool, train and village shops

Terms: 10% deposit, balance 30/60 days