



PERFECT FIRST HOME OR IDEAL INVESTMENT/ DEVELOPMENT PROJECT

Under Contract

EXCEPTIONAL VALUE AND GREAT LOCATION!

Australian National Real Estate is pleased to present this wonderful property offering great lifestyle in a convenient location.

This property is ideal for everyone:

- Family looking for the perfect home
- First Home Buyer looking to move into their dream home
- Investor looking for the perfect opportunity to invest with potentially great returns in a growing suburb.
- Developer considering a development project (STCA)

This well-maintained property features 3 generous sized bedrooms some with BIR's, renovated bathroom with soaking tub, Natural light filled open space meals/dining area complete with split system heating & cooling and newly renovated kitchen with bench and plenty of cupboard space.

Extra features of the property include:

- Ducted heating
- All windows Security shutters
- Alarm system and Lock up garage with a remote

3 1 2 585 m2

Price SOLD for \$616,000

Property Type Residential

Property ID 4076

Land Area 585 m2

Agent Details

Las Widanage - 0429 115 115

Alexandra Visic - 0403 918 507

Office Details

Australian National Real Estate
207 Warrigal Rd Hughesdale VIC
3166 Australia
03 9570 2585



- Additional space for a potential workshop or
- Under cover parking for additional vehicles.

Step outside you will find a spacious garden area with timber decking for your entertaining. Perfect place to relax, BBQ's and family gatherings.

Noble Park properties have potential growth in both price and quality and affordability, supported by adequate upgrades in infrastructure and large common areas and has 31 parks for all to enjoy.

Facts to consider in Noble Park:

- Affordability and Low Cost of Living
- Easy Access to Public Transport
- Great Neighbourly Spirit
- Great public Medical Facilities

This property has easy access to public transport Yarraman Train Station, easy access to Princes Highway, Eastlink (M3) and Monash Freeway (M1).

Nearby Schools – Within walking distance to Noble Park Secondary College, Yarraman Oaks Primary School and other amenities.

Keeping yourself active and healthy with a nice walk down East Link Trail and other surrounding parks.

Distance from property (Distances are approx.)

850m – Access to Princess Highway

500m – Yarraman Train Station

500m – Yarraman Oaks Primary School

950m – South Eastern Private Hospital

300m – Access to East Link Trail

2.4 Km – Coles Noble Park

2.4 Km - Noble Park Aquatic Centre

3.3 Km - Swimming Pool Dandenong Oasis

3.5 Km - Parkmore Shopping Centre

4.9 Km - Waverley Gardens Shopping Centre

3.2 Km - Dandenong Hospital

3.3 Km – Noble park secondary college

4.3 Km - Chisholm Institute

8.5 km – Monash University (Clayton)

For private inspections please contact **Alexandra Visic** on **0403 918 507**.

Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer

Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.