









## PERFECT FIRST HOME OR IDEAL INVESTMENT/ DEVELOPMENT PROJECT

3 1 2 585m2

**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

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|---|---|
| **Price** | SOLD for $616,000 |
| **Property Type** | Residential |
| **Property ID** | 4076 |
| **Land Area** | 585 m2 |

### Agent Details

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### Office Details

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- 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.**

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

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