

Sold

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**SOLD IN ONE  
WEEK**

Unit 2, 7 Leman Cres, Noble Park



## PERFECT FIRST HOME OR IDEAL INVESTMENT

### UNIQUELY DESIGNED FAMILY HOME

### HIGH CATHEDRAL CEILINGS - READY TO MOVE IN

Boasting a prime central location, within easy walking distance of Noble Park's popular amenities, this spacious family townhouse is full of character and charm. Unique, bright, and inviting with a private entertainer's yard, 2/7 Leman Crescent offers the finest in low-maintenance living for nesters and investors alike.

Behind the striking contemporary facade, leafy landscaping, you'll discover a grand entry with beautiful parquet flooring, a sweeping wrought-iron staircase, vibrant feature walls, and high cathedral ceilings.

The expansive lower level encourages a laid-back lifestyle for a growing household, courtesy of its large air-conditioned living room, nearby family/dining zone, and fully-equipped wraparound kitchen with shaker cabinetry and quality stainless-steel appliances.

Completing this double-story delight, a master bedroom (with walk-in robe and exclusive en suite) occupies a peaceful spot on the ground floor, while two further-robed bedrooms, a versatile study, and a clean central bathroom can be found upstairs.

Ensuring optimal comfort and boosting appeal, notable finishing touches consist of ducted heating, ceiling fans, decorative chandelier lighting and LED downlights, retro tiles and vintage carpets, mirrored robes, a laundry with adjoining powder room, a five-burner gas cooktop, an LG

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Price SOLD for \$727,000

Property Type Residential

Property ID 4103

### 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



dishwasher, a spa bath, and blinds/curtains throughout.

You'll also benefit from an enclosed north-facing alfresco for effortless year-round entertaining, a double garage, a lovely gazebo, and a low-maintenance grassed backyard with room for the kids to play.

This property provides. Within a short stroll, a variety of desirable amenities await, including

Noble Park's shops and eateries, Noble Park and Yarraman stations, Noble Park Secondary College, Noble Park Primary School, the South Eastern Private Hospital, mosques and churches, parks and playgrounds, and Noble Park Aquatic Centre.

You're also just moments from Dandenong Plaza, Dandenong Hospital, further great schools, the Princes Highway, the Eastlink, and the Monash Freeway.

#### General Features

- Type: Townhouse
- Living: 2
- Rooms: 4
- Bathrooms: 2
- Toilets: 3

#### Indoor Features:

- Ducted heating
- Split-system AC
- Ceiling fans to upstairs bedrooms
- Parquet hardwood flooring
- LED downlights
- Decorative chandelier lighting
- Electric oven
- Five-burner gas cooktop
- LG dishwasher
- Plentiful storage/bench space
- Walk-in robe and en suite to master
- Mirrored robes to secondary bedrooms
- Spa bath
- High ceilings
- Blinds/curtains throughout
- Under stairs storage

#### Outdoor Features:

- Double garage
- Enclosed alfresco
- Gazebo
- Private backyard

#### Other Features:

- Excellent rentability
- Charming and unique
- Amazing location
- Great walkability
- Move-in ready
- Packed with potential
- Low-maintenance living

An outstanding all-rounder in a location that's hard to beat, this one-of-a-kind townhouse is move-in ready and packed with future potential. Don't miss out, let's talk today!

Disclaimer: We have in preparing this document used our best endeavors 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. Prospect purchasers should make their own inquiries to verify the information contained in this document. Purchasers should make their own inquiries and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs.

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

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