

**1/10 Ellt Crescent, Noble Park, Vic 3174**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 14 February 2024

1/10 Ellt Crescent, Noble Park, Vic 3174

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Jaymee Hanh Le  
0416336902



Calvin Pais  
0481166522

## Private Sale \$820,000 - \$880,000

Its Addressed: Located in the catchment area of Harrisfield Primary School and Keysborough Secondary College, this home delivers modern convenience in a quiet locale. Nearby scenic parks and walking tracks are a welcome outdoor escape, while a short drive grants access to the Princes Highway, Sandown Park and Noble Park station and shops. The modern brick-veneer façade, feature lighting and contrasting lights reflect off the dark painted render walls to create a steel appeal for the home. A single lock-up garage provides secure parking plus an additional car space. Inside, a contemporary design with high ceilings, LED downlights and quality hardwood timber-style flooring make for a stylish living space. An open-plan layout integrates the kitchen, meals and living area, allowing for comfortable family gatherings, while hanging pendant lights add a touch of elegance. Blinds, zoning for ducted heating and refrigerated cooling (Mitsubishi Electric) helps keep the temperature under control throughout the home. Storage space under the stairs keeps the living area clutter-free, while the easy-to-maintain backyard area, complete with a water tank and garden beds, offers a peaceful outdoor area to relax in. The well-appointed kitchen boasts a breakfast bar, with Bosch appliances such as a dishwasher and gas burner cooktop, and range hood with a sleek glass splashback. Glossy white handleless cabinetry and 40mm stone benchtops impress, complemented by a black single bowl sink and veggie-spray mixer tapware. Four well-sized carpeted bedrooms provide comfortable retreats for the whole family. Two master bedrooms (downstairs and upstairs) enjoy walk-in robes and ensuites featuring fully-framed showers and stone-top vanities with striking black accents. A total of three bathrooms with floor-to-ceiling marble-look tiles and elevated porcelain sinks deliver a luxury experience. A study nook upstairs also allows a versatile area for a home office or display area. Contact us today for a priority inspection!

Property specifications:

- Modern family home with deluxe finishes throughout
- Open kitchen, meals and living area for family gatherings
- Four bedrooms, two master bedrooms with walk-in robes and ensuite access
- Ducted heating, refrigerated cooling and blinds allow for year-round comfort
- Bosch Appliances (cooktop, rangehood, oven and dishwasher)
- Close to parks, schools, public transport and the Princes Highway

For more Real Estate in Noble Park, contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.