

**1/13 Leonard Avenue, Noble Park, Vic 3174**

**buxton**

**Townhouse For Sale**

Wednesday, 29 May 2024

1/13 Leonard Avenue, Noble Park, Vic 3174

**Bedrooms: 2**

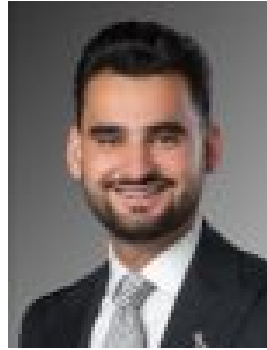
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Alex Som  
0431692771



Ozan Kanbur  
0403644379

**\$460,000 - \$500,000**

Nestled in the heart of Noble Park, this contemporary residence blends comfort and convenience, placing you steps from all the action. Spread across two levels, this home features a well-designed layout with two bedrooms. It is ideal for first-home buyers, young families, and savvy investors eager to immerse themselves in this sought-after neighbourhood. As you step inside, a serene ambience greets you, accentuated by neutral wide-board flooring that guides you through the home. The open-plan living and dining area, bathed in natural light, seamlessly integrates with the modern kitchen, equipped with sleek stainless steel appliances, a stylish glass splashback, high-gloss cabinetry, and ample storage options for culinary enthusiasts. The thoughtfully designed accommodations include a ground-floor bedroom with a built-in robe, serviced by a full bathroom and separate toilet. An additional robed bedroom upstairs ensures optimal comfort. Outside, a spacious balcony provides a serene setting for outdoor gatherings and leisurely moments amidst the suburban tranquillity. Further highlights include a European laundry, ducted heating, split-system cooling for year-round comfort, a remote garage with internal access, and additional driveway car accommodation, ensuring seamless functionality for everyday living. This home is perfectly positioned near various lifestyle conveniences, including esteemed schools such as Noble Park Primary and Noble Park & Keysborough Secondary. It's just steps to Noble Park Central for all your grocery, pharmaceutical, and dining needs and a short walk to Noble Park Train Station. With easy access to major roads such as Eastlink and the Monash Freeway, commuting to the city and beyond is hassle-free. This property presents an excellent opportunity for many.