

**1/17 Stuart Street, Noble Park, Vic 3174**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 12 June 2024

1/17 Stuart Street, Noble Park, Vic 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ruby Vo

0404884253



David Kuoch

0412822729

**\$540,000**

Its Addressed: Situated in the heart of Noble Park, this modern townhouse is just minutes away from the train station, bus stops, and shopping, making car ownership unnecessary. The home boasts a functional floorplan designed for easy living. Downstairs, you'll find an open-plan kitchen complete with gleaming stone benchtops, gas cooking, and a dishwasher. The adjoining meals and living area provides internal access from the garage and opens to a well-presented rear courtyard with a shed. Upstairs features a second living area, two spacious bedrooms with robes, a central bathroom with laundry facilities, and a large balcony perfect for outdoor entertaining. This home also suits investors, as it has a potential income of approximately \$450pw - \$480pw. Additional amenities include ducted heating throughout and a remote control garage. Combined with its stellar location within walking distance to central Noble Park, the bus, and the train station, this townhome makes for an ideal residence. 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.