

# 1/40A Bowmore Road, Noble Park, Vic 3174

## Unit For Sale

Friday, 8 March 2024



1/40A Bowmore Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: Unit



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**\$680,000 - \$748,000**

Here is a property that will definitely tick all the boxes. Situated on its very own spacious allotment of 300m<sup>2</sup> (approx.) this unit is more of a home than a unit. No shared driveway and with complete street frontage, situated behind an attractive front fence with brick pillars and an electric security gate it has great street appeal. A covered porch lines the front of the home providing great undercover entry from the garage all the way to the front door. The unit itself has a terrific floor plan that has a great internal flow. Stepping inside via the welcoming entry you will find the lounge room, a wonderful space to be able to relax within. Continuing further through the home you will arrive at the modern and central kitchen with gas hot plates, wall oven, plenty of cupboard space and a breakfast bar. This area opens beautifully to the family and meals area which provides an engaging open plan and great informal living spaces. Beyond the living area is an abundance of full wall windows and a sliding door leading to the covered alfresco in the private courtyard. These windows provide an abundance of natural light and beckon you to flow into the rear yard to enjoy the great outdoors. Along the left-hand side of the home the bedrooms have been zoned. The master bedroom, sitting in the prominent front position with access from the entry and complete with spacious full ensuite and large walk-in robe. The other two bedrooms are accessed via a hallway from the family living area. Both bedrooms have double built-in robes and the family bathroom complete with separate shower and bath, along with a laundry and toilet sit in between. A huge double deep garage provides a massive space to house the cars and store your belongings or provides further space for the family to stretch out within for hobbies. Extras include a split system air conditioner in the living room and ducted heating throughout the home. Location is great within easy reach of Harrisfield Primary School and shopping Centre, with quick access to Princes Hwy for commuting which will take you to Melbourne CBD within approximately 35-45 Minutes or a short walk to Noble Park Central where you will find our local shops, café' and verities of restaurant. Ideally suited to young families or professional couples starting out. Brilliant for the elderly looking to downsize yet maintain independent living without any stairs to climb. Whichever category you belong to, be sure to call today to inspect and place your offer, before it is too late! Terms: 10% deposit, balance 30-60 days Photo I.D. required at all inspections. DISCLAIMER: The measurements provided of the land and / or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property / land / or of each room, we advise you to conduct your own measurements and / or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Please be advised that some images included in our marketing materials feature digital enhancement/virtual staging techniques designed to illustrate the property's potential appearance; these alterations are solely for visualization purposes.