

10 Edney Court, Noble Park, Vic 3174



House For Sale

Thursday, 1 February 2024

10 Edney Court, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 575 m2

Type: House



Coco Ma



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Private Sale \$720,000 - \$780,000

Sun-filled and airy, this traditional triple-fronted brick veneer three-bedroom home has been freshly painted for sale and is positioned in a quiet location, enjoying access to a Northern orientation. A large front porch is welcoming, while a low maintenance and spacious front yard adjoins an oversized concrete driveway, leading to a single lock-up garage, offering an abundance of off-street secure parking. The home boasts polished timber hardwood flooring and ceramic tiling throughout, making it easy to keep clean. Decadent pendant lights, ornate cornicing, and high ceilings are all wonderful finishes to rooms that offer ducted heating for warmth in the cosy months. Outside, there is plenty of space for the kids to run around and play on the grass. Adjacent to the open-plan dining room, the kitchen is characterised by a plenitude of shaker-style solid timber cabinetry. A subtle peach-coloured 40mm laminate countertop runs the perimeter, encompassing the stainless steel double bowl over-mount sink and a dishwasher. A decorative tiled splash back frames the space nicely, adorning a quality freestanding 700mm gas burner cooktop and oven. Three well-sized bedrooms enjoy a continuation of timber flooring, and two boast sizeable built-in robes. The home's main bathroom is sparkling and fresh, with high wall tiles boasting monochromatic flourishes, original spindle tapware, a tiled hob bathtub for the kids, and a ceramic moulded top vanity unit. The laundry stands separate and looks out across the backyard. Backing onto an employment and dining hub, the home enjoys a quiet locale within walking distance to both Noble Park Train Station and the South Eastern Private Hospital and medical precinct. Being surrounded by a multitude of quality parks, walking tracks, and sporting fields will have a strong appeal to families. Presented in its original condition, but lovingly maintained, this home is in a wonderful location and will appeal to a wide market. Contact us for a priority inspection today!

Property Specifications:

- Three bedrooms, two living spaces, large backyard
- High ceilings, pendant lighting, security shutters, ducted heating, timber hardwood flooring
- Gas Heater in the living room not functioning
- Single lock-up garage with secure off-street parking and plenty of driveway space
- Quiet no-thoroughfare traffic street
- Recently repointed terracotta roofing compared to most homes that have concrete roof tiling
- Recently replaced guttering with colorbond guttering and colorbond fascia
- Walk to parks, train station, dining, medical and more

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Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers/tenants are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.