

**10 Florence Street, Noble Park, Vic 3174**



**House For Sale**

Saturday, 2 March 2024

10 Florence Street, Noble Park, Vic 3174

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 538 m2**

**Type: House**



Coco Ma



Hong Ear  
0420774212

## **\$750,000 - \$800,000 AUCTION THIS SUNDAY @ 12:30PM**

Nestled in a convenient pocket of Noble Park, within a five-minute radius of schools, shops and transport, this comfortable family home offers exceptional potential for savvy buyers. Behind the property's charming red-brick facade and wide manicured frontage, the beautiful wrought-iron front patio leads the way, revealing neat interiors with freshly painted walls, airy high ceilings and exquisite hardwood flooring. The light-filled layout is configured with relaxation in mind, introducing a spacious living room with ornate cornices and intricate feature lighting, while the versatile dining/office space allows access to the entertainers' pergola and easy care rear. Placed centrally for ease, the well-appointed monochrome kitchen has a freestanding electric oven with a gas cooktop, sitting alongside the laundry and convenient powder room. Completing this expansive home, all five bedrooms are generous in size, with the master benefiting from built-in storage and an exclusive ensuite, as the fully tiled family bathroom services the remaining sleeping quarters. A gas heater and split-system air conditioning add to the property's modern comfort, while additional finishing touches include a double carport and additional off-street parking behind a security gate, a useful storage shed, a water tank and a delightful front pond. Life in this coveted neighbourhood places its residents within a stroll of Noble Park Primary School, Keysborough Secondary College and Athol Road's shops. It's also moments from Ross Reserve and Noble Park's vibrant shopping precinct, while proximity to Noble Park Station and the Eastlink ensures simple city commuting. Move-in ready with scope to personalise, this cherished family sanctuary creates an exceptional opportunity for family buyers and astute investors. Contact us today for a priority inspection.

**Property Specifications**

- Five bedrooms, spacious living room, versatile dining/office area
- Secure gated frontage with patio and pond, entertainers' pergola, easy care rear
- Kitchen has a freestanding electric oven with a gas cooktop, laundry and linen storage
- Family bathroom with bath, powder room, ensuite to master
- Gas heater, split-system AC, hardwood floors, high ceilings, fresh paint
- Screen doors, decorative cornices, LED downlights, blinds throughout, carport
- Walk to schools and shops, close to parks, train station and major roads

For more Real Estate in Noble Park, contact Coco Ma Real Estate TODAY! 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.