

12 Alfred Street, Noble Park, Vic 3174



House For Sale

Tuesday, 6 February 2024

12 Alfred Street, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 645 m2

Type: House



Tim Sticklely



E Sha Hat
0404573447

\$780,000 - \$858,000

For the first time since 1981 this property presents itself for sale! Finally "up for grabs", this home is the absolute epitome of 'Old Noble Park'. A rock solid, sturdily built brick veneer home that sits elevated on the generous 645m²(approx.) site. A triple fronted brick veneer, the home real street appeal and quality terra cotta tiles. Stepping inside the home reveals the spaciousness of rooms on offer, from the formal lounge room that sits at the front to the large kitchen/ dining area to the rear. A large hallway greets you as you enter, and the three large bedrooms lie along this hallway to the left-hand side with a spacious family bathroom alongside. As you would expect there are hardwood timber floors and high ceilings creating that appealing yesteryear ambience. The home has been maintained in its original vintage state and is beckoning a well-considered renovation. With a little vision and application, the home can be easily restored to its former glory with a real touch of the newness. Located brilliantly in Noble Park's inner circle with such a short walk to all central facilities, schools, churches and recreation facilities the position is highly sought after. The land, an appealing 645m²(approx.) has the potential for future development (stca). It is rectangular, very level and provides a vast rear yard for the family to enjoy. A large garage/workshop completes this appealing package. Be sure to take a good look at this rare offering – for the first time in over 40 years! Don't miss your opportunity here. 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.