

# 12 Callander Road, Noble Park, Vic 3174



## House For Sale

Thursday, 25 April 2024

12 Callander Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 618 m2

Type: House



Coco Ma

0425651328



Hong Ear

0420774212

**\$690,000 - \$750,000**

Situated on a sizeable 618sqm block, this charming single-story weatherboard home offers quintessential cottage-style living in a prime location. Within walking distance to Harrisfield Primary School and just a 10-minute stroll from Noble Park Train Station and its bustling retail and dining precinct, this property also provides easy access to parks and sporting facilities. Noble Park Secondary College is only a short drive away, adding to the educational appeal. The home's exterior exudes a classic charm with its white-painted weatherboard facade and lush green lawn surrounded by neatly manicured border gardens. A covered lock-up carport and an additional tandem double garage, coupled with a long concrete driveway, ensure ample secure off-street parking. Internally, the home features polished timber hardwood floors and high ceilings, creating an open, airy feel. Modern conveniences such as ducted heating, a cosy gas fireplace, ceiling fans and reverse-cycle air conditioning ensure comfort. The living space is illuminated by classic brass pendant lights and modern downlights, complemented by ornate ceiling cornices and soft window furnishings. Large windows allow for an abundance of fresh air and natural light, making the home feel welcoming and vibrant. The expansive backyard, complete with a small greenhouse and a veggie garden, invites outdoor activities and gardening, while an external storage shed provides additional space. The refreshed kitchen area boasts a bright white palette, V-panel feature walls, a 150mm tiled splashback and a matte-black pull-down mixer, complemented by stylish display cabinets. Accommodation includes three generously sized bedrooms, all featuring the continuation of timber flooring. A study/home office adjoins the third bedroom, providing flexibility for work-from-home arrangements. Both bathrooms are sparkling and well-presented; the main bathroom includes a hob bathtub, ideal for families with children. Contact us for a priority inspection today!

**Property Specifications**

- Three bedrooms, huge backyard, separate study/home office
- Ducted heating, AC, fans, gas heater, timber flooring, classic pendant lighting
- Double tandem lock-up garage
- Family-friendly position

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.