

**14/1199 Heatherton Road, Noble Park, Vic 3174**

**AREA SPECIALIST**

**House For Sale**

Tuesday, 30 January 2024

14/1199 Heatherton Road, Noble Park, Vic 3174

**Bedrooms: 2**

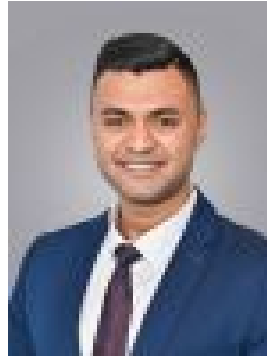
**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jaymee Hanh Le  
0416336902



Calvin Pais  
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## Private Sale \$500,000 - \$550,000

Its Addressed: Located just an eight-minute walk from Noble Park Secondary College and within the catchment area of Noble Park Primary School, this charming unit delivers convenience and comfort. A mere three-minute drive down the road takes you to the South Eastern Private Hospital and with close proximity to shops, parks and sporting facilities, you're situated ideally. Noble Park station is a short distance away while the 811 bus stops nearby. The exterior of this brick-veneer façade unit is complemented by a single lock-up garage and a small driveway for a second vehicle. The front yard area allows for a quaint garden and the classic exterior sun blinds/awnings adds a unique timelessness to the home. The interior has been lovingly updated over time as the polished timber flooring throughout the living area hits a striking note alongside the cream finish walls. Ducted heating ensures warmth on cooler days while an active NBN connection and home security offer modern connectivity and safety. The low-maintenance backyard comes with a storage shed. The kitchen boasts a modern aesthetic with 40mm dark marble-look stone bench-tops, a stylish marble splash-back and tiled floors. The white flat panel cabinetry, trimmed with dark accents, accompanies a gas burner cooktop, a 600mm gas oven and a dishwasher. A double under-mount sink with mixer tap-ware completes this contemporary space. Two well-sized bedrooms, continue the polished timber flooring and offer comfortable retreats. The master bedroom is equipped with air conditioning for year-round comfort. The bathroom enjoys updates as well, with a rustic vanity with a light stone-top finish, a matte black porcelain elevated sink with mixer tap-ware and a fully-framed shower. Contact for a priority visit today!

Property specifications

- Traditional unit with an aesthetically pleasing modern interior
- Perfectly located for access to schools, shops and public transport
- Two well-sized bedrooms with polished timber flooring
- Single-lock up garage with space for extra off-street parking
- Ducted heating, NBN connectivity, home security

For more Real Estate in Noble Park contact your Area Specialist. 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.