

**140 Noble Street, Noble Park, Vic 3174**



**House For Sale**

Wednesday, 6 March 2024

140 Noble Street, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 1**

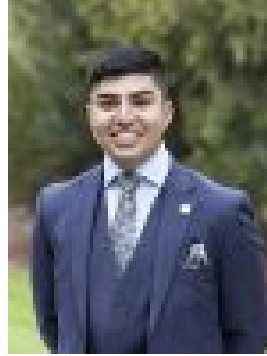
**Parkings: 4**

**Area: 577 m2**

**Type: House**



Chris Utley  
0395470000



Talha Mamsa  
0432598151

## **Auction this Saturday at 2pm!**

On- Site Auction this Saturday 23rd March at 2pm. Contact Chris Utley on 0421 825 338 to arrange an inspection. Perfectly positioned within a tightly held and family friendly pocket of Noble Park, this traditional brick home provides an ideal market entry for your family. Alongside its classic yesteryear charm, the home offers plenty of scope to modernise and update to your own personal taste. If you prefer, the rectangular 577m<sup>2</sup> land offering features premium 17 metre frontage allowing future redevelopment opportunities including building your own dream home! (STCA). Step inside and be greeted by a timeless elegance with rooms of impressive dimensions and an overall blank canvas. The formal living area is warmly carpeted and features large windows allowing plenty of natural light. The addition of ducted heating and split system cooling allows for further year round comfort. The home's 3 bedrooms are each warmly carpeted and strategically placed near the central bathroom with its full sized bathtub and separate shower & basin. The heart of the home lies in its central kitchen, offering ample bench and cupboard space for all your culinary needs, seamlessly flowing into the adjoining meals area. The kitchen overlooks the expansive and private backyard with plenty of space for the kids & pets to play. The addition of the covered outdoor alfresco also allows plenty of opportunity for outdoor entertaining and mornings spent in the sun. Furthering the convenience and amenities provided outside, the large double garage provides ample storage space, while the extra-wide and lengthy driveway ensures hassle-free off-street parking for additional cars, caravans, or trailers. With its solid construction and yesteryear charm, this home presents a canvas ripe for customisation and personalisation. Conveniently positioned opposite Keysborough College and within close proximity to Springvale & Springvale South shops, Noble Park & Springvale train stations and major freeways such as Eastlink and Dandenong Bypass, accessibility to everything Melbourne offers is at your doorstep! Don't miss the opportunity to make this house your family's cherished retreat. Embrace the warmth, charm, and endless potential that awaits within these walls. Contact Chris Utley today on 0421 825 338 to schedule an inspection.