

16 French Street, Noble Park, Vic 3174

House For Sale

Friday, 19 April 2024



16 French Street, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 603 m2

Type: House



Tim Sticklely
0484552870



Anso Chelackal
0434548568

\$640,000 - \$704,000 - AUCTION THIS SATURDAY @1PM

Situated in a central street within close walking distance of Noble Park Secondary College and the heart of Noble Park, you will find this prized opportunity. A near level and rectangular allotment of 603m² (approx.) providing a brilliant future opportunity. The existing home has seen better days and needs total restoration and rejuvenation. The opportunity presents itself to renovate with the possible option of adding a further dwelling in the rear yard (STCA). Alternative options include demolition of the old home and a complete redevelopment of the site with either two new premiere dwellings or a dream home of your own creation or choosing. Located in the ideal central location, it provides a great base for the family and is within easy walking distance of all central facilities. If you have a dual occupancy project in mind, ongoing sales in the area confirm great appeal amongst buyers for town homes within this location, giving confidence to developers looking for a new project. A great position, a versatile opportunity with multiple options – be sure to inspect and consider the best option available on offer for you, whether renovate, dual occupancy with the existing home, create two new quality dwellings or build your dream home (All STCA). Terms: 10% deposit. Balance 30-60-90 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.