

17 Rutherglen Street, Noble Park, Vic 3174



Sold House

Monday, 15 April 2024

17 Rutherglen Street, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 983 m2

Type: House



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\$938,800

The home is set on a massive block of approx 983.5m². The property is located in one of the fastest growing areas of South East Melbourne. The weatherboard home is in its original condition. It has three bedrooms, formal lounge, open dining /family room, gas appliances, two toilets, big double lock up garage - with automatic remote control roller door. The property is currently rented to long term tenants. The electric and gas safety compliance certification (as required by legislation) has recently been completed, including the installation of a new electricity meter box and associated works. The property is centrally located within close proximity to the Noble Park shopping precinct, 'Parkmore' (shopping centre), Wallarano Primary School, Noble Park Football Club, Frederick Watchter Reserve, playgrounds, parklands, public transport- train and bus, places of worship, and state and private schools and universities. To the astute purchaser, the property offers an array of wonderful opportunities to suit their future plans. Possible options for the property include:

- develop the property for multi townhouses and units (STCA) and make good profits (there is strong demand for new dwellings in the area),
- build your own mansion and grow your family in your private paradise with enough land left to develop gardens, grow vegetables and fruit trees and for the kids to play,
- renovate the existing home,
- 'landbank' the property with its massive land area, in this fast growing suburb, and see your investment grow over the years.

The property is one of the last two properties remaining in the street on the traditional quarter acre block from bygone eras. These big blocks have become increasingly hard to find in this popular, but still affordable, area of South East Melbourne. The property will sell quickly, don't miss out on this golden opportunity to secure your future with this rare asset.