

**17 Simon Avenue, Noble Park, Vic 3174**

**buxton**

**House For Sale**

Friday, 3 May 2024

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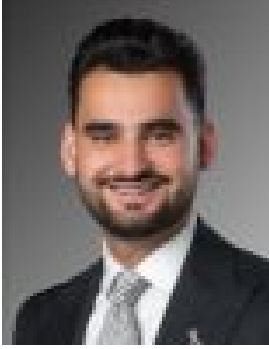
**Bedrooms: 3**

**Bathrooms: 1**

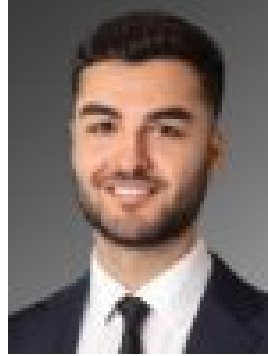
**Parkings: 2**

**Area: 658 m2**

**Type: House**



Ozan Kanbur  
0403644379



Emrah Dilbaz  
0422054302

**\$680,000 - \$730,000**

Nestled on a spacious 658sqm (approx) parcel, this charming single-level home exudes a warm and welcoming ambience, displaying light-filled living within brilliantly generous and thoughtfully zoned areas. Embrace this unique opportunity to immerse yourself in a desirable family location and convenient lifestyle, creating enduring memories for years to come. Enter into the spacious front living room that flows towards a central dining and kitchen area, where neutral flooring adds a touch of classic charm. The inviting atmosphere seamlessly transitions into the bright kitchen, with a gas stovetop, oven, and ample storage to meet all your culinary needs. Follow the designated hallway to the accommodation wing, featuring a central fully updated bathroom servicing the nearby bedrooms. Step outside to discover a spacious rear yard with concrete entertainment areas, perfect for hosting outdoor gatherings, while the front and rear yards boast ample lawns for pets to enjoy. Additional features include a full laundry with external access, a wall heater, ceiling fans, roller shutters, a double garage, a double along with a double carport, plus an elongated driveway for extra car accommodation. Whether you're seeking a great family home or a savvy investment opportunity, this property deserves a place at the top of your list. Situated in an ultra-convenient location, surrounded by bus routes along Corrigan Road, just moments from Noble Park Reserve, Parkmore Shopping Centre and excellent schools like Wallarano Primary, Keysborough Secondary and Noble Park Secondary Colleges.