

**18 Ellt Crescent, Noble Park, Vic 3174**



**House For Sale**

Wednesday, 27 March 2024

**18 Ellt Crescent, Noble Park, Vic 3174**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1020 m2**

**Type: House**



Coco Ma

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## **\$800,000 - \$880,000 AUCTION THIS SATURDAY @12:30PM**

For buyers who seek contemporary convenience and the opportunity to dream big, this renovated family home is an ideal solution, offering endless potential in a peaceful leafy enclave. Resting on an expansive 1,020sqm block (approx.) with generous side access, the property's vast land size means its lucky new owner can capitalise on these rarely seen Noble Park proportions with a profitable subdivision (STCA). Develop the entire block or retain the move-in ready front home and transform the rear. The property has been updated both inside and out with the exterior showcasing a beautifully rendered facade and freshly painted roof, accentuated by the verdant tones of its large front yard and neat landscaping. Opening with a modern warm palette, stylish floating floors and decorative cornices, the soothing interiors are awash with natural light, revealing a relaxed living/dining zone that spills to a glorious sunlit entertainers' deck. Picture quiet morning coffees or casual summer dining, savouring the far-reaching treetop views as the sprawling backyard is filled with the sound of birdsong. There's even the opportunity to add in a sparkling pool (STCA) and a dream entertainers' oasis. Gazing out to the garden, the sleek stone kitchen is placed nearby with an on-trend subway splashback and plentiful storage, offering a Smeg electric oven, gas cooktop and room for a dishwasher. Completing the home's thoughtful configuration, all three bedrooms are generously proportioned with mirrored built-in robes, sharing the chic hotel-inspired bathroom with its floor-to-ceiling tiles, walk-in rainfall shower, elegant bath and graceful timber vanity. Ducted heating and evaporative cooling ensure an optimal temperature throughout the seasons, while additional finishing touches include a modern stone laundry with outside access alongside a convenient powder room, under-house storage and airy high ceilings. Situated within the footsteps of lush green parks and a superb kids' playground, this quiet leafy neighbourhood places its residents within a stroll of Harrisfield Primary School and popular Ross Reserve. It's also moments from Noble Park's vibrant shops and cosmopolitan eateries. At the same time, there's easy access to Keysborough Secondary College, Springvale Shopping Centre, Noble Park Station and major roads for seamless city commuting. This is an exciting opportunity for astute family buyers, investors and developers, to explore the possibilities on offer and contact us today for a priority inspection.

**Property Specifications**

- Light-filled living/dining zone flows to sunlit entertainers' deck and expansive backyard
- Stone kitchen has a Smeg electric oven, gas cooktop and space for a dishwasher
- Three bedrooms with mirrored robes, bathroom has bath and walk-in rainfall shower
- Stone laundry, ducted heating, evaporative cooling, floating floors, off-street parking
- Walk to primary school and parks, close to shopping hubs, train station and major roads

For more Real Estate in Noble Park, contact Coco Ma Real Estate TODAY! 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.