

# 18 Julius Crescent, Noble Park North, VIC, 3174

## Sold House

Wednesday, 19 July 2023

18 Julius Crescent, Noble Park North, VIC, 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Anso Chelackal  
1383961333

## **BRILLIANT FOR YOUNG FAMILIES!**

On the market selling Tuesday 23rd May at 2:00pm

Located in the super popular Waverley Gardens area this opportunity will excite the young!

So close to so much that matters! It backs right onto WJ Turner Reserve. With a gateway at the back of the property you have direct access to the playground for the young children, allowing them to play to their hearts content! You can simply take a chair and relax in the sunshine whilst the children play for hours. With Silvertown Primary School, Carwatha College Prep-Y12, St Elizabeths Primary and Nazareth Secondary Colleges all within walking distance this sets you up for years to come!

The home will not disappoint. Beautifully presented and maintained by the current owners, it sits nicely on the block with secure gates at the front, and a driveway that leads to a very large carport, providing undercover entry to the home via the meal area. Sitting behind the carport is a fantastic garage workshop with an abundance of space. Flow into the home via entry and to the right is a spacious formal lounge area. Continue through to a spacious kitchen meals area, the kitchen (which is updated from the original) with gas cooking and plenty of cupboard space.

The three carpeted bedrooms all have built in robes, two which are mirrored. There is also that all important second toilet – a big bonus not to be underestimated! Featuring ducted heating for winter warmth and two split systems in the lounge and dining for cooling. Security shutters provide both insulation from temperature extremities as well as added security. The location also has the added advantage of very quick access to the Monash/Eastlink interchange for commuting in all directions.

This package is a great place to start, to make sure you plan a visit to inspect before it is too late! Priced competitively, it is bound to sell fast!

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.