

**18 Marsham Street, Noble Park North, Vic 3174**



**House For Sale**

Friday, 3 May 2024

18 Marsham Street, Noble Park North, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 536 m2**

**Type: House**



Tim Stickley  
0484552870



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0434548568

**\$740,000 - \$814,000**

Sale by SET DATE: Tuesday 28th May at 12pm (unless sold prior) Located in a newer pocket of Noble Park Nth you will find this fantastic family home with a modern and great flowing floor plan. Ideal for the young family or even the elderly seeking to downsize from a larger family home to a brilliant single level residence with easy maintenance. The home stretches out on the generous allotment with great appeal. With an attractive brick and paneled feature fence, colonial windows, neutral tones and lovely landscaping it sparkles from the street. A double garage and wide driveway provide great off-street parking for all the cars. Flow into the home and you will be thrilled with the open and flowing floor plan which comprises a welcoming lounge that opens to a spacious living area with adjoining kitchen. To the left of the entry at the front of the home you will find the master bedroom with modernized ensuite and walk in robe, situated away from the other bedrooms. The other two bedrooms, along with renovated family bathroom (complete with shower and separate bath) and toilet can be accessed via a hallway from the family/dining area, providing a separate and private bedroom zone. Both bedrooms have built in robes, the rear bedroom with a split system air conditioning unit. Full glass windows and a sliding door lead out from the dining area to an alluring alfresco area with lies behind the garage, providing a great flow from indoors to outdoors and is conducive for entertaining all year round. The level and spacious rear yard stretches out beyond the alfresco providing a great space for the family to play. With ducted heating and a split system air conditioner in the lounge room, year-round comfort is assured. Located within close proximity of an abundance of local schools and with quick access to the Monash/Eastlink interchange, the location is next to none locally. This appealing package is bound to appeal so be sure to inspect this one with confidence today! 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.