

# 2/1 Mather Road, Noble Park, Vic 3174

## House For Sale

Saturday, 15 June 2024



2/1 Mather Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 267 m2

Type: House



Tim Sticklely  
0484552870



E Sha Hat  
0404573447

**\$660,000 - \$726,000**

Sale by SET DATE: Tuesday 16th July at 12pm (unless sold prior) Are you searching for a unit that is:

- Single level with no stairs to climb ideal for the elderly or young couples with toddlers
- One of only two on the block – removing the requirement of a body corporate and associated annual fees
- Modern, appealing and surprisingly spacious
- Centrally located in a quiet street – walk to Noble Park Central! Then look no further – you have hit the jackpot here! Situated in a nice quiet street within close proximity of Noble Park Central and the Station and nestled behind the original home on a spacious, level and rectangular allotment of 267m<sup>2</sup> (approx.) lies this captivating villa! Inspection will surely impress and excite. With an abundance of units and townhomes on the market today, this is one that certainly stands out from the pack. Often sought and few and far between, units like this that tick all the boxes that this one does are hard to find. Inspection will reveal the spacious floor plan which comprises an appealing lounge room which sits alongside the entry with a tiled walkway flowing alongside and through to the expansive kitchen meals area and further family living room. The lounge room along with the three spacious bedrooms has stunning timber floors, whilst the family room and kitchen are neatly tiled. The master bedroom has a fantastic walk-in robe as well as full ensuite, whilst the family bathroom which sits alongside the other bedrooms has a separate shower and full bath providing for the whole family's needs. A huge double garage with additional workshop space, complete with a remote roll-a-door and direct internal access via the laundry, lies under the roofline and provides a most appealing façade. The kitchen is fashionable with neutral tones and modern appliances. The open plan allows for a large family fridge and the corner pantry provides an abundance of storage space. Opening to the living room it provides versatility of layout for all kinds of family occasions. The kitchen window along with the feature windows in the family room area provide great vistas to the rear courtyard, a sliding door from the living providing access to enjoy this well landscaped yard. With ducted heating and a split system in the living room, this provides year-round comfort! Ideally suited to young families or professional couples starting out. Brilliant for the elderly looking to downsize yet maintain independent living without any stairs to climb. Whichever category you belong to, be sure to call today to inspect and place your offer, before it is too late! 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. Please be advised that some images included in our marketing materials feature digital enhancement/virtual staging techniques designed to illustrate the property's potential appearance; these alterations are solely for visualization purposes.