

**2/13 Norris Street, Noble Park, Vic 3174**



**Townhouse For Sale**

Thursday, 13 June 2024

2/13 Norris Street, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Coco Ma  
0391084838



Selina Shi  
0391084838

**\$649,000 - \$689,000 AUCTION THIS SATURDAY @ 11AM**

This exceptionally well-presented modern townhouse is situated within a boutique complex in an excellent, central position. It's within walking distance of Noble Park Primary School, Noble Park English Language School, and Noble Park Secondary College. A 10-minute walk takes you to the Noble Park Train Station and a variety of local shops, cafes, restaurants, and amenities. The townhouse features a contemporary yet classic combination of construction materials presented in neutrals and whites. The exterior includes chocolate brick veneer, light mocha and white painted render, and Scion cladding. Easy maintenance of border gardens and external LED lighting enhance the home's appeal. A single lock-up garage with an automatic Monument Colorbond door and a painted concrete driveway ensures off-street parking options. Inside, the home offers a separate powder room for guests and provides convenient outdoor features such as a water tank and external storage shed. Modern LED downlights and air conditioning throughout ensure comfort and style. The Euro laundry is conveniently located under the stairs. The open-plan living and dining area on the ground floor features stunning light oak-look floating floorboards, luxurious sheer curtains and roller blinds. The solid timber entry door with vertical opaque glass inserts is elegant, while triple stack glass sliding doors lead out to a private courtyard with pavers and lawn, perfect for outdoor entertaining. The opulent kitchen boasts a five-seater breakfast island finished with 40mm stone countertops. A marble-look tiled splashback with a gas cooktop is framed by a fixture window which brings in natural light to the space. The kitchen is equipped with a glass gourmet range hood, an electric oven, a stainless steel dishwasher and ample gloss-white cabinetry. All three upper-floor bedrooms are air-conditioned and feature premium carpet and built-in robes. The main bedroom offers a walk-in robe and a private ensuite. Both bathrooms are luxuriously finished with contemporary tiles, large semi-frameless showers, stone-top vanities and quality ceramic sinkware. Contact us for a priority inspection today!

**Property Specifications**

- Three air-conditioned upper-floor bedrooms, open-plan design
- Contemporary construction materials, easy maintenance border gardens, external LED lighting
- Modern inclusions: air conditioning, LED downlights, sheer curtains, roller blinds
- Single lock-up garage
- Prime location close to schools, train station, local shops, amenities

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.