

# 2/1316 Heatherton Road, Noble Park, Vic 3174

AREA SPECIALIST

## Sold Unit

Thursday, 10 August 2023

2/1316 Heatherton Road, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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**\$651,890**

ITS ADDRESSED Well-presented and located within walking distance of schools, both Yarraman Station and Noble Park Station as well as Parkfield Reserve, this three-bedroom home is ideal for first-time buyers or investors seeking a well-located home that provides a fuss-free lifestyle. Recently updated in a neutral colour scheme, it's ready to shine for a new owner. Featuring new floating floors and an open-plan layout that maximises space, the air-conditioned family room connects to an open dining and kitchen that's light and bright. The modern timber kitchen includes tiled splashbacks, plenty of bench and cupboard space as well as an electric oven and gas cooktop. All three bedrooms include built-in robes and the master also includes access to a private ensuite. The remaining two bedrooms are welcoming and well-appointed and are serviced by a central family bathroom with a separate WC. The low-maintenance and easy-to-maintain garden offers plenty of space to relax and entertain with established garden beds. Added extras include ducted heating, outdoor sunblinds, a dedicated laundry, window dressings throughout and an attached single garage for secure, off-street parking and extra storage. With so much just steps from your door, you're also within walking distance of Noble Park Central with plenty of cafes, local shopping and more. You're also only minutes to Noble Park Aquatic Centre, childcare and medical facilities, playgrounds and parks and easy access to the Princes Highway, Eastlink, and more.

Property Specifications:

- Updated three bedroom 2 bathroom in central location
- Ideal for a first-time buyer or investor looking for a fuss-free lifestyle
- Open-plan design, ducted heating, air conditioning and modern kitchen
- Single-car garage for secure off-street parking
- Within walking distance of trains, shopping, schools and more

For more real estate in Noble Park, contact your Area Specialist. 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.