

**2/22 Moodemere Street, Noble Park, Vic 3174**



**Sold Unit**

Thursday, 17 August 2023

2/22 Moodemere Street, Noble Park, Vic 3174

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jason Yan  
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Allison Grant  
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**\$256,000**

Perfectly positioned for buyers seeking entry into the property market, this central and convenient unit is a must-see. Located just minutes away from Noble Park train station, shops, and schools, this 1-bedroom ground floor villa is part of a small boutique block. Inside, you'll find a spacious carpeted living/dining area with a gas wall heater and a vintage kitchen, which is in good condition. With plenty of cupboard space and an upright gas stove, this kitchen is perfect for those who love to cook and entertain. The central family bathroom features a bath/shower combo, toilet, and laundry facilities for added convenience. The large single bedroom comes with built-in robes. Step outside to a private undercover courtyard, complete with a clothesline and plenty of space for kids or pets to play. In addition to the allocated undercover carport space, residents can enjoy the expansive common area, perfect for spreading out and unwinding. This fantastic property is within walking distance of Noble Park village, train station, and a variety of restaurants, cafes, and shops. With a current return of \$1,130 per month, it's an excellent first-time investment opportunity.