

**2/25 Holmes Street, Noble Park, Vic 3174**



**Unit For Sale**

Friday, 5 April 2024

2/25 Holmes Street, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

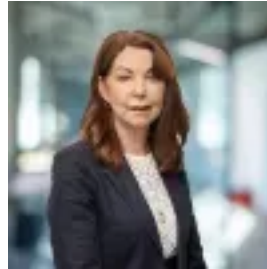
**Area: 243 m2**

**Type: Unit**



Eric Lim

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Martina McArdle

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**\$630,000 - \$670,000**

Privately set at the peaceful north-facing rear, this modern 3 bedroom, 2 bathroom unit is a superb single-level showcase of house-like scale in a boutique block of just two. Discover the air-conditioned comfort of wide-reaching open-plan living and dining, complemented by a sparkling kitchen with a breakfast bar, ample storage and sleek stainless-steel appliances including a dishwasher. Step outside and entertain in a smartly paved courtyard overflowing with northern sunlight. This serene alfresco sanctuary is further enhanced by a private perimeter and raised garden beds.

- 3 large and bright bedrooms, 2 with built-in robes, main with walk-in robes and a private ensuite
- Central bathroom with a bathtub and walk-in shower
- Separate WC
- Large laundry with storage
- Inviting hallway entrance
- Ducted heating, split-system heating/cooling and ceiling fans
- Roller blinds and recessed down-lighting
- Low-maintenance front garden
- Rainwater tank and garden shed
- Lock-up 2-car garage with internal access plus additional driveway parking
- Boutique block of just two units

Zoned to nearby Yarraman Oaks Primary School and Noble Park Secondary College, stroll to Yarraman trains, multiple bus routes, Fotheringham Nature Reserve, and enjoy easy access to Dandenong Market, the Monash Freeway and EastLink. This one has something for everyone with unmatched appeal for young families, downsizers and investors. For more information, please contact Eric Lim today.

3 x LITTLE THINGS WE LOVE

1. Dandenong Market  
Short drive to this local institution
2. Yarraman Oaks Primary School  
Zoned to this popular local choice
3. Noble Park Railway Station  
Easy stroll to city-bound trains

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