

**20 Callander Road, Noble Park, Vic 3174**



**House For Sale**

Thursday, 1 February 2024

20 Callander Road, Noble Park, Vic 3174

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 650 m2**

**Type: House**



Coco Ma



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**\$700,000 - \$750,000**

Nestled on a sizeable 650m<sup>2</sup> parcel of land (approx.) in a peaceful tree-lined enclave, this wonderfully charming brick home is centrally located for optimal convenience, placing its residents within a simple stroll of shops, schools, and transport options. This is a lucrative opportunity for keen renovators, savvy investors, or developers who are looking to take advantage of the generous block and 16.3m frontage to construct a luxury family residence or multi-unit complex (STCA). Instantly captivating, the property's traditional facade is framed by a beautiful wrought-iron porch and the verdant tones of its established surrounds, opening to reveal modern timber flooring and crisp white walls. Awash with natural light, the inviting layout introduces a comfortable living room with a calming ambience, flowing to a versatile dining space and retro timber kitchen. Completing the family-friendly floorplan, three of the bedrooms include built-in robes and easy access to the neat original bathroom, while the versatile fourth bedroom and flexible study/mudroom reside quietly at the rear. Boosting functionality and comfort, finishing touches include ducted heating, air conditioning, and a separate w/c, plus roller blinds throughout, a rear lock-up garage, and an expansive sun-drenched backyard. Situated close to the vibrant heart of Noble Park, this endearing property promises a lifestyle of convenience, with a short walk leading to Harrisfield Primary School, Noble Park Station, shops, eateries, and the popular Ross Reserve. It's also minutes to Noble Park Secondary College, Parkmore Shopping Centre, and the Eastlink for seamless city commuting. A versatile opportunity in a superb location, this is the complete package. Contact us today for a priority inspection.

**Property Specifications**

- Four bedrooms, living and dining spaces, flexible study/mudroom
- Generous sun-drenched backyard with a single rear garage
- Classic kitchen with freestanding oven/gas cooktop, ample storage
- Family bathroom with bath, separate w/c, new floating flooring
- Ducted heating, AC, blinds throughout, screen doors, high ceilings
- Walk to shops, schools, parks, and train station, close to major roads

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.