

**3/14 Ellendale Rd, Noble Park, VIC, 3174**

**Sold Unit**

Wednesday, 19 July 2023

3/14 Ellendale Rd, Noble Park, VIC, 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## **STARTING OUT, DOWNSIZING OR INVESTING?**

Sale by SET DATE: Tuesday 13th June at 12:30pm (unless sold prior)

Take a look at this great ground level villa in a popular Noble Park Street.

It is ideal for all categories – the young looking for a great start at an affordable price, the elderly looking to downsize with no stairs to climb or the investor where finding a tenant is no trouble at all.

Siting high on the site with real appeal, the unit has its own lock up garage sitting right alongside the unit as well as fantastic outdoor living in the courtyard which spans the complete rear of the unit and garage, providing great space to relax and enjoy.

Step inside the unit and flow into the large living room which has a split system air conditioner. This links to the kitchen, complete with gas cooking and plenty of natural light from the window that provides vistas to the rear yard.

Pine flooring features through living as well as both bedrooms which both comprise generous built in robes. They sit alongside the bathroom complete with shower and separate bath. The unit has separate laundry, accessed via the kitchen and providing access to the rear yard.

Whilst the kitchen and bathroom are original and very livable, there is room for some rejuvenation and enhancements to modernize to your taste over time.

Position is excellent being within walking distance of Noble Park central and also with quick access to Princes Hwy and freeway interchange.

Be sure to inspect. It is priced competitively for a quick sale.

Photo I.D. required at all inspections.

### **DISCLAIMER:**

The measurements provided of the land and / or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property / land / or of each room, we advise you to conduct your own measurements and / or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied.