

# 3/3-5 Allan Street, Noble Park, Vic 3174

## Townhouse For Sale

Friday, 3 May 2024



3/3-5 Allan Street, Noble Park, Vic 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 98 m2**

**Type: Townhouse**



Tim Sticklely  
0484552870



Sohail Ashori  
0403334307

**\$400,000 - \$440,000**

Sale by SET DATE: Tuesday 28th May at 2pm (unless sold prior) Calling all first home buyers or investors – this is spot on for you! Perfectly situated right in the heart of Noble Park. Everything is within walking distance, including the vibrant Douglas St cafes, restaurants, supermarkets, train station, buses, beautiful Ross Reserve, the skate park, swimming pool, RSL Club and plenty more. You could not find a better located unit in Noble Park than this one. As you enter this charming townhouse, you are greeted by a comfortable open plan living area filled with natural light. This adjoins the kitchen with good cupboard space. The kitchen window overlooks the private and easy to maintain courtyard. Upstairs are 2 carpeted and spacious bedrooms - the master is complete with walk in robe & balcony. The centrally located bathroom has a separate bath and shower. There are two toilets – one beside the bathroom upstairs and a second toilet downstairs. All this is complete with a lock up garage and an extra bricked storage shed. Part of a spacious complex with terrific open space, plenty of parking and lovely street appeal – positioned wonderfully close to all facilities. Tightly held by the builder's family since construction, it is built to last! So whether looking to make a start in the market as a first home buyer and enjoy the convenience of the location and the spaciousness of the complex, or an investor looking for a property well positioned to assure a good rental return year in year out, make sure you plan to inspect this great opportunity. 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.