

3/40 Leman Crescent, Noble Park, Vic 3174



House For Sale

Tuesday, 11 June 2024

3/40 Leman Crescent, Noble Park, Vic 3174

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Harvey Nhan
0432558881



Vinh Brian Huynh
0431485034

\$540,000 - \$594,000

Discover the charm of this spacious two-bedroom unit nestled in the highly sought-after suburb of Noble Park. With only three units in the block, this well-maintained property presents an ideal opportunity for downsizers, first home buyers, or savvy investors. Featuring a modern kitchen with a breakfast bar, open-plan living, freshly painted interiors, and new floorboards in all bedrooms, this home offers comfort and style. Enjoy the convenience of ducted heating, split system air conditioning, two large bedrooms with BIRs, a central bathroom with a separate toilet and laundry, a low-maintenance courtyard, and parking space. Conveniently located close to essential amenities including:- Childcare services, primary and secondary schools- Supermarkets, bakeries, and a variety of dining options- Noble Park Water Park, Gym - Fitness Centre- Well known Skate Park With Noble Park train station and bus stops walking distance, commuting is a breeze. Don't miss your chance to own a piece of this highly sought-after suburb. 3/40 Leman Crescent, Noble Park, Vic, 3174 Beautiful Two-Bedroom Unit with No Body Corporate Fees! Call Harvey to arrange an inspection today. Contact Harvey 0432 558 881 Note: We donate a portion of our fee from every property transaction to the National Breast Cancer Foundation. Photo id required upon entering the property. Disclaimer: Whilst all care is taken by All pro real estate group Pty Ltd (trading as Professionals Noble Park/Springvale /Keysborough) ABN: 83 655 610 030 to provide correct information that the information contained herein this document shall be strictly construed to be of a general nature only and will not be relied upon by you as a substitute for your proper due diligence. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document, please refer to the due diligence checklist provided by Consumer Affairs: <http://www.consumer.vic.gov.au/duediligencechecklist>