

**3/80-82 Ellendale Road, Noble Park, Vic 3174**



**Townhouse For Sale**

Monday, 22 January 2024

3/80-82 Ellendale Road, Noble Park, Vic 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 125 m2**

**Type: Townhouse**



Clyde Lobo  
0421138384



Jason Yan  
0422363452

**\$500,000 - \$550,000**

Online Auction Thursday 15th February @ 6pm. For bidding registration or for the link to view the online auction please contact Clyde Lobo on 0421 138 384. Discover the epitome of modern living in this exquisite double-storey townhouse. Boasting an open-plan lounge and dining area, 2 bedrooms plus a versatile study/retreat, and an unbeatable location, this residence offers the perfect blend of style, comfort, and convenience. On the lower level, discover a spacious open-plan living area featuring high ceilings and contemporary downlights. The modern kitchen, with its stone breakfast bar, overlooks a private concrete courtyard - an ideal space for relaxation and play. Newly installed appliances, including a ducted heater, gas hot water system, oven/grill, rangehood, and dishwasher units, add both convenience and style. The powder room and laundry are conveniently located on the ground floor for added practicality. Upstairs, two bedrooms adorned with quality carpets and built-in robes provide a peaceful retreat. The open-plan space offers flexibility for work, study, or relaxation. The upstairs bathroom boasts a shower, bathtub, ceramic sink, stone-top vanity, and a frameless mirror. Central ducted heating ensures warmth and comfort throughout the year. Step into the private courtyard, offering an outdoor haven for relaxation and play, with the added convenience of garbage bins being picked up from your doorstep. Benefit from the unbeatable location with easy access to Sandown Park Train Station, parks, and restaurants. Take a short stroll to Harrisfield Primary School and enjoy proximity to Carwatha College. The residence is conveniently close to Waverley Gardens Shops, Noble Park Shops & Station, and offers easy access to Princes Hwy, Monash Freeway, and East Link Freeway. Seize the opportunity to own this exceptional property that effortlessly combines private living with connectivity.