

# 3 Beatrice Street, Noble Park, Vic 3174

## House For Sale

Tuesday, 14 May 2024



3 Beatrice Street, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 534 m2

Type: House



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**\$650,000 - \$715,000**

Located directly opposite Beatrice Reserve, this single-level home presents an extraordinary potential for those with a vision. Whether you're a savvy investor, a visionary renovator, or a family seeking the perfect parkside lifestyle, this property is ready to be transformed into your dream home. The well-maintained interior serves as a blank canvas for your imagination, featuring living room, dining room, timber kitchen complete with an upright stove and meals area, three bedrooms of which two have built-in robes, a bathroom with separate toilet, and a laundry. Outside, a covered patio with gas-plumbed oven and double sink makes outdoor entertaining a breeze. The expansive rear garden, planted with established plum and persimmon trees has ample space for you to create your own outdoor sanctuary. Additional features include a garage, ducted heating, a split-system air conditioner in the living room, and the convenience of electric roller shutters on all front windows and manual shutters on the side windows. For those with a creative eye and a passion for renovation, the home presents an exciting opportunity. Embrace your inner "Block" contestant and embark on a transformative journey, giving it a contemporary makeover and potentially extending the rear (STCA). Alternatively, the generous 534sqm (approx.) block offers the possibility to start fresh and build the brand-new home you've always envisioned. Investors will also appreciate the potential for rental income while planning for future development. The position benefits from its close proximity to Dandenong West Primary School, Keysborough Secondary College, Yarraman Station, Mini Heatherton and Parkmore Shopping Centres, and Eastlink. Whether you choose to update, rebuild, or invest, this parkside gem promises to reward you with an unrivaled lifestyle. Act now and let your vision come to life. Terms: 10% Deposit. Balance 30/45 Days. 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.