

# 3 Newman Avenue, Noble Park, Vic 3174

## House For Sale

Saturday, 18 November 2023



3 Newman Avenue, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 544 m2**

**Type: House**



Chee-ky Dunlop  
0387691888

**\$620,000 - \$682,000**

Sale by SET DATE: Tuesday 12th December at 5pm (unless sold prior) Nestled on a 544m<sup>2</sup> corner plot (approx.), this three-bedroom home holds immense potential for a bright future. With solid foundations, the property invites the expertise of a handyman or renovator to transform it into a rejuvenated living space. The blank canvas offers an opportunity to think expansively. Whether opting for a comprehensive renovation, creating a family haven through a knockdown and rebuild, or exploring the potential for subdivision and multiple-home development (all STCA). Positioned in a premium location, the multitude of future options makes this property a compelling choice. Strategically located between Noble Park and Yarraman train stations, residents enjoy seamless access to vital amenities. The close proximity to Noble Park Primary, Wallarano Primary, Noble Park Secondary College, and nearby local shops guarantees diverse educational and shopping choices. With bus stops and parks a short stroll away and the added convenience of being near Parkmore Shopping Centre, this property caters to varied lifestyle needs. The home, with three bedrooms, a central bathroom, a kitchen, and two living areas, eagerly awaits your visionary touch. Outdoor spaces allow for entertaining, and off-street parking is accessible from the side street. For a fulfilling and prosperous project, consider this property the canvas for your future plans! 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.