

# 3 Walter Street, Noble Park, Vic 3174



## Sold House

Thursday, 11 April 2024

3 Walter Street, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 547 m2

Type: House



Coco Ma

0391084838



Hong Ear

0391084838

**\$855,500**

An exciting opportunity exists to provide this cherished family home with a new lease of life while savouring its quiet leafy setting and proximity to vibrant amenities. Resting on a generous 547sqm block with a frontage over 24m (approx.), the property is wonderfully charming, promising endless potential for astute investors, keen renovators or savvy developers looking to capitalise on the impressive proportions and coveted location (STCA). Behind the delightful red-brick facade, elevated porch and the front yard's beautiful palm tree, the inviting interiors are full of character, revealing airy high ceilings and exquisite hardwood floors. Lovingly maintained and presented in an immaculate condition, the biggest trends of yesteryear unite with a spacious layout, presenting a formal living/dining room with elegant pendant lighting and strategically placed windows to maximise natural light. The versatile family/meal zone connects with ease for casual evening feasts, gazing out via a large window to the sunlit entertainers' pergola, sizeable backyard and expansive veggie patch. Completing this beloved generational haven, the solid timber kitchen is equipped with a freestanding oven and plentiful storage, as the three bedrooms benefit from generous proportions and easy access to the tidy family bathroom. With comfort in mind, the home includes ducted heating and split-system air conditioning, while additional finishing touches comprise security shutters, ornate cornices and a long driveway that leads to the secure lock-up garage. Life in this peaceful pocket of Noble Park places its new residents within a short walk of Noble Park Primary School and Noble Park Secondary College, there's easy access to shops, cosmopolitan restaurants and cafes. Ideal for commuters, the property is situated between Noble Park and Yarraman stations, while close to the Eastlink and Monash Freeway. Bursting with charm, character and potential, this treasured home awaits its next chapter. Contact us today for a priority inspection.

**Property Specifications**

- Spacious living/dining room, casual family/meal area, large backyard with veggie patch
- Kitchen has a freestanding Chef oven with a gas cooktop, lots of storage and bench space
- Three bedrooms, the family bathroom has a bath and separate shower, separate w/c
- Laundry and linen storage, ducted heating, split-system AC, sun shades and roller shutters
- High ceilings, hardwood floors, blinds throughout, long driveway and lock-up garage
- Walk to schools and parks, close to shopping hubs, train stations and major roads

For more Real Estate in Noble Park, contact Coco Ma Real Estate TODAY. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.