

**33 Camellia Avenue, Noble Park North, Vic 3174**



**Sold Townhouse**

Friday, 5 January 2024

33 Camellia Avenue, Noble Park North, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 151 m2**

**Type: Townhouse**



Tim Stickley



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**\$690,000**

Situated in Noble Park North is a very sought-after location you will find this brand new townhome residence with its own street frontage and driveway. The townhome itself has been built with great care and plenty of quality upgrades creating a very prestigious feel. A private driveway leads to the garage with remote roll-a-door. Direct access is provided from the garage to the townhome. A welcoming entry draws you within the townhome and you are immediately greeted by the open plan interior with high ceilings and engineered flooring that stretches out throughout the combined living, dining, and kitchen areas. The kitchen is exquisite with stone benchtops, quality cabinetry, glass splash backs, and come complete with quality appliances. A full glass sliding door leads to the private courtyard with a lovely, decked area to enjoy, complete with storage shed and water tank crafted perfectly into this space. Upstairs there is a generous landing area that greets you as you arrive at the top of the stairs, providing access to the three bedrooms and family bathroom. The three bedrooms are all well proportioned, the master bedroom has its own glamorous ensuite and walk-in robe, whilst bedroom 2 and 3 both have built in robes. All bathrooms are fully tiled and fitted with quality cabinetry and tapware. Complete with split system air conditioning/heating units providing climate control throughout the dwelling all year round. Situated in popular Noble Park North with a scarcity of comparable dwellings available on this North Side of the Princes Hwy. Located in a quiet cul-de-sac, yet with quick access to Eastlink, just down the hill and great accessibility to Yarraman Station and local schools. A huge benefit here is that there is no body corporate! Nothing to disappoint here! Nothing to wait for! All the hard work has been done, the consideration and design, the implementation, and the quality finish. Simply move in and live! 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. Please be advised that some images included in our marketing materials feature digital enhancement/virtual staging techniques designed to illustrate the property's potential appearance; these alterations are solely for visualization purposes