

# 34 Callander Road, Noble Park, Vic 3174



## House For Sale

Tuesday, 12 March 2024

34 Callander Road, Noble Park, Vic 3174

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 590 m2

Type: House



Ivy Wang  
0430336018



Janssen Xiang  
0411659290

**\$730,000 - \$803,000**

Introducing a charming and versatile family haven nestled in a peaceful flower-lined enclave, this property boasts an abundance of space and value. Welcome guests through the inviting sunroom into a spacious, sunlit lounge and dining area, complete with stunning polished timber floors and a cozy coonara fireplace, perfect for year-round entertaining. This light-filled home exudes character and offers a welcoming open-plan layout, comprising four bedrooms and a modernized kitchen/meals area with ample bench and cupboard space. Step outside to discover a brick-paved courtyard with a pergola, providing an ideal space for gatherings and relaxation. Features a fully self-contained one-bedroom unit at the rear, complete with an open living space, kitchen, meals area, separate bathroom, and toilet. Whether accommodating guests or securing rental income, this bonus space adds versatility and value to the property. Situated on a sizable 590m<sup>2</sup> parcel of land in a highly convenient location, residents enjoy easy access to shops, schools, and transport options. With Harrisfield Primary School, Noble Park Station, and the vibrant heart of Noble Park just a short stroll away, convenience is at your doorstep. • Freshly Renovated • Self-Contained Bedroom At Rear Terms 10% deposit, balance 30/60/90 days PLEASE NOTE: Open for inspection times and property availability is subject to change or cancellation without notice. Follow us on Facebook: <https://www.facebook.com/janssenandco>