

**36 Kingswood Crescent, Noble Park North, Vic 3174**

**Harcourts**

**Sold House**

Thursday, 5 October 2023

36 Kingswood Crescent, Noble Park North, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 674 m2**

**Type: House**



Ivy Liu

0433163766

**\$825,000**

Nestled into the heart of suburbia on a huge 686sqm block, this charming family home offers comfort and convenience. It's situated within the catchment for Lyndale Greens Primary School and Lyndale Secondary College. Buyers will enjoy easy access to the 814 and 848 bus routes, Eastlink, Oakwood Park and the South Eastern Private Hospital. The home boasts a traditional triple-fronted brick-veneer single-story design. Neat stepped gardens frame the entrance creating inviting street appeal. A gated concrete driveway leads to an oversized double lock-up garage, providing ample space for your vehicles. Notably, the property features solar panels, contributing to your energy efficiency. Inside, recently replaced ducted heating and evaporative cooling ensure year-round comfort. High ceilings and a fresh coat of paint add to the sense of space and airiness. The living areas feature luxe timber-laminate flooring and polished timber hardwood floors, while large windows flood the space with natural light and are complemented by soft curtains and blinds for privacy. One of the unique features of this property is the detached self-contained bedroom, which can serve as a fourth bedroom or a versatile space for guests or extended family. It includes air conditioning and its own bathroom for ultimate convenience. The kitchen has been modernised and includes a 900mm Westinghouse gas burner cooktop and wall-mounted electric oven. Abundant handleless modern cabinets and drawers provide ample storage space. A sleek white tiled splashback, 40mm rounded-edge laminate countertops, a gourmet range hood, contemporary matte-black gooseneck mixer, deep topmount sink and a Dishlex dishwasher combine to create a stylish space. A two-seater breakfast nook ensures that connection with family during meal preparation. There are three well-sized bedrooms with ample built-in robe storage and a continuation of timber flooring. The master suite boasts a large built-in robe. The main bathroom is well-maintained in its original finish, while a separate WC and shower room enhance the convenience of busy family life. Property Specifications:

- Family-friendly central location and large 686sqm block
- Ducted heating, evaporative cooling, LEDs, timber hardwood and laminate flooring, solar panels
- Massive lock-up garage
- Detached bedroom four with AC and bathroom