

**37 Theodore Avenue, Noble Park, Vic 3174**

**AREA SPECIALIST**

**House For Sale**

Wednesday, 12 June 2024

37 Theodore Avenue, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 590 m2**

**Type: House**



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**\$690,000 - \$749,000**

Its Addressed: This home is brilliantly situated on a large 590sqm approx East-facing block in a low-traffic position. A short walk takes you to Wallarano Primary School, and the home is within the catchment zone for Keysborough Secondary College. The town centre of Noble Park, with its restaurants, cafes, local shops and train station is just a 15-minute walk away, while Parkmore Shopping Centre is a short drive. The large flat block features a well-presented front yard with lush lawn and a low brick boundary fence. The sandy brick veneer facade is complemented by sun blinds that offer security and keep the house cool. A long painted concrete driveway leads to a double tandem covered carport and an oversized single lock-up garage. A secure garage opens up to the backyard, providing potential storage for a boat or similar. The large backyard presents with easy-maintenance lawns, fruit trees and a great play area for kids. A covered pergola adds to the outdoor living appeal. Inside, high ceilings, modern LED downlights and ornate ceiling cornices enhance the home's charm. Sheer curtains and natural light create a refined and relaxing vibe. The air-conditioned open-plan living and dining area features timber-look laminate flooring. The kitchen vaunts a servery window to the pergola and looks out across the backyard. It includes 40mm rounded edge laminate countertops, ample cabinetry storage in a mocha finish, mixer tapware, a Westinghouse 600mm electric oven and a gas burner cook top. A luxe glass splash-back and a butler's pantry with a second sink and Smeg dishwasher add to the kitchen's functionality. The upgraded laundry in a private yet sunny position boasts a 20mm laminate countertop for folding clothes, three spacious bedrooms and the continuation of timber-laminate flooring. The main bedroom is air-conditioned, while the main bathroom is highly presented with modern tiles and a large semi-frameless shower. Contact us for a priority inspection today!

Property specifications • Three bedrooms, open-plan living and dining, large backyard • Well-presented front yard, long painted concrete driveway, double tandem covered carport • AC, LED down lights, high ceilings, sheer curtains • Secure vehicle access gate, oversized single lock-up garage • Prime location close to schools, bus stops, town centre, train station

For more Real Estate in Noble Park contact your Area Specialist. 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.