

# 374 Police Road, Noble Park North, Vic 3174

## House For Sale

Wednesday, 24 April 2024

374 Police Road, Noble Park North, Vic 3174

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 532 m2

Type: House



Anso Chelackal  
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**\$690,000 - \$759,000**

Sale by SET DATE: Thursday 23rd May at 1pm (unless sold prior) Versatility is the key in this exceptionally positioned home where you can bring the family and make your memories here. You could potentially start fresh and develop on this north-facing block of 532m<sup>2</sup> (approx.) or turn it into a medical centre, home business, or professional practice (STCA). Stepping inside you'll find solid timber floors throughout, 3 spacious bedrooms, an open and bright living separate from the roomy kitchen with meals and with an abundance of secure space at both the front and rear. Master bedroom is fully equipped with an ensuite and double built-in robes while the central bathroom and a separate toilet services the other two bedrooms. Monash freeway, Eastlink and Princes Highway are just a stone's throw from you while you can board the buses at your doorstep! Surrounded by various schools, and businesses the location can't get better than this. A once-in-a-lifetime opportunity to secure a property on this stretch of the street where possibilities for your future endeavors are way too many. If you want to be positioned close to Waverley Gardens and in this high-demand locale with exceptional street presence, this is the opportunity for you! You just need to soak in the potential and take the leap to secure your bright future! Contact Anso Chelackal today to organise an inspection or feel free to attend one of the open homes. 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.