

**3A Agnes St, Noble Park, VIC, 3174**

**Sold House**

Wednesday, 8 February 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## THE BRIEF: Clever family-friendly three-bedroom double storey layout

### ITS ADDRESSED

Picture-perfect street appeal creates a memorable first impression at this gorgeous red brick veneer double-storey home. With manicured gardens and a concrete arc driveway leading to a double lock-up garage, the abode promotes a welcoming covered portico, central in a glowing facade that offers large windows and painted render feature piers. The home is protected by a security sensor light.

The first thing you'll notice as you step inside is the grand entry void over the staircase which invites natural light into the spacious, front-facing family room. Three living spaces ensure there is a retreat space for every member of the family. Quality inclusions are throughout, with timber laminate, porcelain tiles and plush carpet, modern LED downlights, ducted heating and evaporative cooling. Dual glass sliding doors lead out to a private courtyard that offers faux turf for easy maintenance.

The kitchen is spacious with abundant gloss-white cabinetry and solid 40mm black marble-look stone countertops. A contemporary 150mm tiled splashback runs the perimeter. An elegant gooseneck mixer adorns a double bowl overmount stainless steel sink, while integrated appliances include a 600mm electric oven, gas burner cooktop and pull-out rangehood.

The master bedroom is positioned on the ground floor and boasts a walk-in robe and private ensuite. Upstairs, two carpeted bedrooms with built-in robes branch off a sunny lounge room. Bathrooms are well-appointed with stone-top vanities, designer sink and mixer tapware, plus a tiled hob bathtub to the main. There is a separate powder room available for guests.

This abode is brilliantly positioned within short walking distance of Noble Park Primary School and the main shopping, dining and cafe stretch that leads up to the train station which is less than 10 minutes on foot. The 709 and 816 bus routes leave just 40m from your front door.

This home is freshly presented and showcases a highly desirable locale. Contact us for a priority inspection today!

### Property Specifications

- Three bedrooms, three living spaces, a private courtyard and easy maintenance yards
- Quality finishes inside: heating, cooling, LEDs, stunning entry void above the staircase
- Double lock-up garage and luxe concrete driveway
- Rainwater tank flushes all toilets "water saving"
- Prime location is a must-see

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.