

# 3b Tudor Cres, Noble Park North, VIC, 3174

## Sold Unit

Wednesday, 19 July 2023

3b Tudor Cres, Noble Park North, VIC, 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## **BUY ONE OR BUY BOTH – FIRST HOME BUYERS AND INVESTORS TAKE NOTE!**

This opportunity is perfectly suited to both first home buyers and investors.

### **FIRST HOME BUYERS:**

It's time to enter the market at this most affordable level and secure yourself a terrific villa, one of a pair with its own street frontage and driveway.

Both units are beautifully maintained and presented and feature a comfortable lounge, modernized kitchen with adjoining meals area and two bedrooms both with built in robes. There are glistening polished floor boards in lounge and bedrooms, with tiling to the kitchens and the bathrooms, which have also been modernized. For heating and cooling there is a split system unit in each of the units.

Unit 3a has brilliant street frontage and comprises an impressive 380m<sup>2</sup> of land, whilst 3b whilst smaller still has a generous allotment of 248m<sup>2</sup>.

Why share a driveway when you don't have to?

Most units come with the proposition of a shared driveway, possible complication with neighboring owners and the potential of costly body corporate fees. Why face these potential problems when you can own a unit with its own street frontage, driveway and front and rear yards with sizeable allotments for you to enjoy and do anything you like with.

### **INVESTORS:**

Secure one of both villas in this pair. Both are currently tenanted and returning \$295pw rent with very good tenants that maintain the units beautifully.

Never a shortage of tenants looking for units like this which are quite few in number in this area.

Be sure to contact us today to arrange your inspection – these are bound to be snapped up fast so act quickly to avoid disappointment.

### **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.