

# 4/14 Bowmore Road, Noble Park, Vic 3174

AREA SPECIALIST

## Sold Unit

Tuesday, 3 October 2023

4/14 Bowmore Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 165 m<sup>2</sup>

Type: Unit



Linna Wu  
0451075278



Jaymee Hanh Le  
0416336902

**\$590,000**

Its Addressed: This delightful villa offers a lifestyle of comfort and convenience in a highly sought-after location. Ideally situated within a short walk to Harrisfield Primary School and in the catchment for Noble Park Secondary College, it's perfect for families. For those who appreciate easy commuting and a vibrant city atmosphere, the Noble Park Train Station, along with the surrounding retail, dining and cafe precinct, is just a 14-minute stroll away. Surrounded by parks and sporting fields, this property suits those who love outdoor activities and leisurely walks in green spaces. The villa itself is privately set back from the road within a small, boutique complex. The fully rendered modern exterior, presented in timeless light grey, exudes a minimalist and elegant appeal. Neat border gardens accentuate the clean, contemporary lines. A single lock-up garage and communal driveway provide secure parking. Inside, the villa has been freshly painted for sale and adorned with new carpet, tiles and timber-laminate floorboards. Ducted heating ensures your comfort, while the laundry offers convenient walk-in linen storage. The open-plan layout creates a spacious and welcoming environment. Glass sliding doors lead out to a covered alfresco area, perfect for enjoying your morning coffee. Roller blinds provide privacy, and modern LED downlights brighten the space. The kitchen is open, enjoying natural light and a contemporary white and grey aesthetic. It features a sizeable breakfast and meal prep island, 40mm laminate countertops, plentiful cabinetry in a matte-white finish, and a 600mm gas burner cooktop plus electric oven. This villa boasts three well-sized bedrooms, each equipped with ample built-in robe storage. The bathroom is sparkling and fresh, with a semi-frameless shower, original spindle tapware and a tiled hob bathtub. This property offers a blend of modern living in a prime location. It's an opportunity not to be missed. Contact us today for a priority viewing. Property specifications:

- Three bedrooms, open-plan living and dining, covered alfresco for that morning coffee
- Ducted heating, new flooring, freshly painted, modern LEDs, blinds
- Single lock-up garage
- Walk to schools, train station, parks, sporting fields, retail, dining, cafes and more

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.