

# 4/20 Larbert Road, Noble Park, Vic 3174

## Sold Townhouse

Monday, 18 March 2024



4/20 Larbert Road, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 283 m2**

**Type: Townhouse**



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**\$710,000**

This townhome is definitely one that has the space for a larger family. One of only four in the complex, it is positioned peacefully at the rear of the allotment on a whopping 283m<sup>2</sup>(approx.)A modern and appealing townhome that sits proudly with neutral and appealing tones.On the ground level there is a study or guests' bedroom off the entry with a bathroom and toilet easily accessible sitting alongside. Flowing through the hallway you find yourself in a very welcoming and spacious living room with solid timber floors that flow throughout the kitchen and living spaces.The kitchen continues the spacious theme and is complete with modern stainless steel appliances including gas hotplates, under bench oven, rangehood and dishwasher. There are plenty of cupboards and a benchtop that services the fantastic open plan living. A great place for breakfast or a coffee and chat.From the living dining room, a sliding door opens to the great outdoors and this does not disappoint, with a paved courtyard and concrete retaining walls providing a well landscaped and appealing yard to retreat to and enjoy.Flowing upstairs you will arrive at a further living room ideal as a breakaway space for teenagers to be able to relax with friends. Three bedrooms can be accessed from this space, the master bedroom, located toward the driveway side of the dwelling and complete with full ensuite facility and walk in robe, the other two bedrooms located separate both with built in robes.There are split systems in the living rooms both upstairs and downstairs as well as a third in the master bedroom.Well located in the Harrisfield estate and within short walking distance of all recreation facilities at Ross reserve, with Noble Park Central just beyond.Terms: 10% deposit. Balance 30/60 days 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.