

**4/7 Raymond Street, Noble Park, Vic 3174**



**Unit For Sale**

Wednesday, 6 December 2023

4/7 Raymond Street, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 215 m2**

**Type: Unit**



Chris Utley  
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## **Buy before Christmas! \$660,000 - \$675,000**

Now vacant and ready to immediately occupy, this unique and private 3 bedroom rear townhouse offers lots of living, incorporating rooms of impressive proportions with a great workable floor plan. In a superb "minutes from everything" location, you have the freedom to leave the car at home and enjoy a short walk to explore Noble Park's Douglas Street shopping precinct with its updated train station, supermarket, shops & cafes. Being the rear townhouse of only 4 in the group, the position and location is one of quiet privacy. The feeling of space and quality is immediate, with its high ceilings, grand entrance foyer and loads of natural light throughout. Large, light-filled formal living provides plenty of space for the entire family, whilst being open plan in nature and adjoining the central family kitchen with gas cooking, glass splash-back, stainless steel appliances and plenty of bench & cupboard space. Glass sliding doors permit access to the rear private courtyard, with enough space for additional outdoor entertaining and for young kids and pets to play. Downstairs powder room and toilet lead to further convenience in daily living. The master bedroom suite features walk in wardrobe and full ensuite bathroom. It is well located and perfectly private for parents or overseas guests. The space is versatile, also suitable for those currently working from home. Split system heating/ cooling is located throughout the home and in each of the bedrooms to ensure comfort for the family, all year round! Upstairs, there are 2 additional bedrooms which are both also spacious and warmly carpeted with built in wardrobe and walk in wardrobe for the second bedroom and plenty of natural light. The central family bathroom includes both a shower and bathtub. 3 toilets are adequate for the whole families needs. The single remote garage is a perfect, secure place to store the car while you are out exploring Melbourne. The additional off street parking is adjoining and private at the rear of the group. The convenience of this location speaks for itself. Walk to Noble Park village, St. Anthony's Church/ school and Noble Park Primary. Only 2 blocks to Noble Park train station and all the local shops, cafes and restaurants. It has the perfect blend of lifestyle, location, outstanding living and versatility.