

4/73 Bowmore Road, Noble Park, Vic 3174

Townhouse For Sale

Saturday, 13 April 2024



4/73 Bowmore Road, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 159 m2

Type: Townhouse



Chee-ky Dunlop
0387691888



Daniel Bustin
0410550811

\$550,000 - \$605,000

Sale by SET DATE: Monday 6th May 1:00pm (unless sold prior) This inviting townhouse is perfectly positioned next to the Joan B Sheen Reserve and Playground, offering maximum privacy and a spacious layout ideal for comfortable, effortless living. The delightful interior showcases two living zones: a front sitting room, ideal for a formal lounge or a children's play zone; and an open-plan family/dining area at the rear. The strategically located kitchen forms the centrepiece of the home, complete with a stainless-steel oven, gas cooktop, and dishwasher, streamlining meal preparation. Sliding doors and full size windows seamlessly connect the living space to a generous patio and garden, which also benefits from direct access from the single garage, making landscaping and maintenance a breeze. The secure backyard provides safe space for children and pets, with level ground suitable for trampolines and play equipment - or grow your own kitchen garden and enjoy the spoils on your outdoor dining setting. The upper level accommodates the substantial main bedroom, with space for you to add a walk-in-robe or dressing area, and five windows creating a leafy, private refuge. Two additional sunny bedrooms feature large windows with uninterrupted views. There is space on the landing for a study nook or further storage. The fully renovated family bathroom has been updated with all new fittings, including shower, separate bath, large mirror and family vanity. All bedrooms and the landing have built-in robes. A separate toilet adjoins the bathroom, while a guest powder room on the lower level provides added convenience. Additional highlights include solar panels, brand new evaporative cooling, ducted heating throughout, carpeted main living areas, clever under-stair storage, and a carport. The property meets the rental properties minimum standards. The townhouse is conveniently situated near Carwatha College P-12, Harrisfield Primary School (just a walk through the park for hassle-free school runs), Noble Park Station, buses (with an easy commute to Monash University), Ross Reserve, Noble Park Aquatic Centre, Mini Heatherton Shopping Centre, Golden Plaza Shopping Centre, and Springvale Mega Centre, catering to all your needs. This smartly-zoned property is a secure investment for first-time buyers, growing families or savvy investors looking to lock in secure returns. 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.