

**40 Ambrie Crescent, Noble Park, Vic 3174**



**House For Sale**

Tuesday, 6 February 2024

40 Ambrie Crescent, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 946 m2**

**Type: House**



Clyde Lobo  
0421138384



Allison Grant  
0417377307

## **\$1,000,000 - \$1,100,000**

On-site Auction Saturday 2nd March @ 12pm. For more information please contact Clyde Lobo on 0421 138 384. Unlock the potential of this rare gem! Seize the opportunity to own a massive corner block, a true rarity in the market! This property boasts the potential to build a multi unit site with individual street frontages (STCA), set on an expansive 946m<sup>2</sup> land in the highly sought-after Harrisfield area. The decision to downsize presents a golden chance for a new owner to create their dream haven. A solid brick construction with high ceilings, the house is impeccably maintained, offering a total package of comfort and style. Step into a spacious and welcoming atmosphere with two large living areas featuring solid timber Tasmanian oak flooring. The open-plan kitchen, complete with a stoned breakfast bar, seamlessly connects with the family area. The four well-sized bedrooms, each with built-in robes, provide ample accommodation. The main bedroom boasts an adjoining bathroom, while a family bathroom and a retreat 4th bedroom cater to various needs. Perfect for extended families, the property includes a separate large laundry area with bench space. Immaculate gardens surround the residence, leading to an undercover decking area at the rear. Enjoy the convenience of central heating and a split-system air conditioner in the family area. The landscaped backyard and front yard feature established fruit trees, creating a serene environment. Additional features include a huge double remote control garage and a bungalow. The versatility of this property is truly remarkable. Whether you choose to occupy it, capitalize on rental potential for an exciting yield, or embark on a new project to build multiple dwellings (STCA), this is a second-to-none opportunity in one of Noble Park's premier pockets. Location enthusiasts will appreciate the property's proximity to Noble Park/Sandown Station, Harrisfield Primary School, Carwatha College, and Waverley Gardens Shops. Easy access to Princes Hwy, Monash, and Eastlink freeways adds to the property's allure. Act swiftly, as the motivated owners are ready to make a deal!