

**5/43-45 Leonard Avenue, Noble Park, Vic 3174**



**Unit For Sale**

Thursday, 11 January 2024

5/43-45 Leonard Avenue, Noble Park, Vic 3174

**Bedrooms: 1**

**Bathrooms: 1**

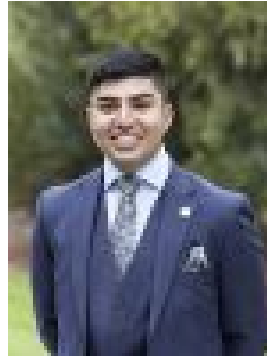
**Parkings: 1**

**Area: 63 m2**

**Type: Unit**



Chris Utley  
0395470000



Talha Mamsa  
0432598151

**Online Auction: \$240,000 - \$260,000**

Online Auction Wednesday 31st January @ 5.30pm. For bidding registration and link to view the auction contact Chris Utley on 0421 825 338. If you're on the hunt for an ideal entry point into the property market, one that combines low-maintenance living with convenient access to local amenities, then look no further than this contemporary 1-bedroom unit in the heart of Noble Park. Modern & easy on the eye, you will be impressed with its large living and well thought out floor plan. Immediately experience the updated internals with a generously sized and open formal living area being the central point of the property. The fully renovated and modern gas kitchen is well appointed and large in size, with plenty of bench & cupboard space for even the fussiest of home cooks. It also features an adjoining meals area, perfect for busy mornings as well as large windows overlooking the shared outdoor facilities and carport. The bedroom offers both comfort and convenience, with a full sized wardrobe and overhead cabinets providing plenty of storage. The central bathroom features modern vanity, shower & bath combo as well as separate toilet and integrated laundry amenities. Included in this package is a designated undercover carport for off-street parking, enhancing the convenience of this neat and fuss-free living space. Positioned uniquely in the heart of Noble Park, a mere 600 meters from Noble Park Railway Station as well as Shopping Village with all its vibrant cafes, supermarkets and shops! Effortless commutes to the vibrant city of Melbourne are made easy, via an abundance of public transport and easy access to Princes Hwy and Monash Freeway. Perfect opportunity for owner occupiers or downsizers as well as savvy investors seeking a hassle-free income opportunity, this exceptional unit comes vacant, refreshed and ready for you to start your year off in your fresh new home! Rare opportunity for single level living with courtyard access not to be missed, arrange a viewing today!