

# 6 Elysee Court, Noble Park North, Vic 3174



## House For Sale

Tuesday, 7 May 2024

6 Elysee Court, Noble Park North, Vic 3174

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 636 m2

Type: House



Tim Stickley  
0484552870



Anso Chelackal  
0434548568

**\$720,000 - \$792,000**

Sale by SET DATE: Thursday 6th June at 12pm (unless sold prior) This is a home to get very excited about! Wonderfully presented by the owners that have loved the home for over 45 years, it is a home that is warm, welcoming, and bound to meet your expectations. Situated in a quiet location within very close reach of the Waverley Gardens Shopping Centre and local schools including Nazareth College and St Elizabeths, this is a property not to be missed! Stepping inside the home you will be excited by the condition and space on offer. The floorplan flows nicely from front to rear, comprising a formal lounge and dining area off the entry foyer to the right, whilst the master bedroom with a walk-in robe and semi ensuite, is located to the left of the entry with windows providing aspects to the front yard. The modernized kitchen is located beside the dining area and opens to a secondary living area toward the rear of the home. Beyond this living room lie the other two bedrooms, both with built-in robes and the family bathroom. A sliding door from the family living area leads to the incredible outdoor space provided in the rear yard which is a significant highlight of this property. With a brilliantly constructed solid timber decked area fully undercover, the blend of indoor/outdoor living provided is as good as it gets! This area flows out into a beautifully landscaped and tranquil rear yard, which provides a great sense of being removed from the hustle and bustle of suburban life. Retreating to this area and enjoying the ample space provided is just the 'therapy of nature' that we all need to rejuvenate the soul! Also adjoining the deck is the massive garage workshop. With plenty of space to house two large vehicles and then plenty of additional space beyond for a workshop, gym set up or storage, the space provided is in abundance here! Ducted heating and an evaporative cooling system provide year-round climate control. Extras include electric security shutters to the new front windows. All in all, a very attractive family home that will be bound to please - inspect this with confidence! 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.