

**60 Hanna Street, Noble Park, Vic 3174**

**AREA SPECIALIST**

**Sold Townhouse**

Sunday, 20 August 2023

60 Hanna Street, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**

**\$671,800**

ITS ADDRESSED If a quality location is important, then this property is for you. An easy two-minute walk to Yarraman Train Station ensures that you're able to reach the Melbourne CBD in under an hour, and with shops, cafes, parks and walking tracks just around the corner, you're also buying into a relaxed, community-minded lifestyle. Spread across three levels, this deluxe townhouse also boasts a stunning contemporary facade, tidy landscaping and a single lock-up garage. With an entire level dedicated to living and dining, buyers can truly feel at home with quality finishes including high ceilings, shadow line cornices, modern LED downlights, timber laminate flooring and split system air conditioning. The living space connects with the outdoors via a spacious glass balustraded balcony, accessible via 2400mm high triple stacker glass sliding doors. Double-glazed windows provide energy efficiency and ambience, while solar hot water is a luxurious touch. The opulent kitchen is finished in pure white, with a subtle splash of mahogany timber surrounding the near-new 600mm integrated oven and gas cooktop. 20mm stone countertops are front and centre, and create a four-seater breakfast bar. Matte-white cabinetry is abundant, and cleaning is a breeze thanks to the built-in dishwasher and deluxe double undermount sink with a gooseneck mixer. One bedroom and one bathroom are found on the ground floor, while the other two are on level two sharing a second bathroom. Built-in robe storage is plentiful, and both bathrooms are highly appointed with mirrored cabinetry, designer sink and tap ware, large monochromatic ceramic tiles and semi-frameless showers. The main bathroom adds a tiled hob bathtub. Whether you're looking for a lifestyle purchase or a highly desirable rental investment, this property will tick a lot of boxes. Just metres from the train station, shops, cafes and idyllic parks and walking tracks, this home has it all, less than an hour from the Melbourne CBD. Highly appealing to a wide market of buyers, this property will not last long. Contact us for a private inspection today.

**Property Specifications:**

- Three bedrooms, three levels, open-plan living and a spacious balcony
- High ceilings, modern LEDs, luxe timber laminate flooring, split system AC to multiple rooms
- Highly appointed kitchen and bathrooms
- Single lock-up garage
- Top-tier locale

For more Real Estate in Noble Park contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.