

# 7 Alma Street, Noble Park, Vic 3174

AREA SPECIALIST

## House For Sale

Friday, 3 May 2024

7 Alma Street, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 585 m2

Type: House



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**\$650,000 - \$715,000**

It's Addressed: Renovated with care and consistency, while offering scope to personalise, this cherished family sanctuary resides in a prized enclave that combines proximity to vibrant amenities with closeness to nature. Savouring the serenity of its leafy setting, the home boasts a charming weatherboard facade behind delightful picket fencing, opening via landscaped surrounds to reveal a soothing colour palette, on-trend arches, and flowing natural light. The comfortable living room is perfect for welcoming guests or enjoying cosy TV evenings, while the versatile dining area sits alongside the refreshed shaker kitchen. Equipped with a quality electric oven, five-burner gas cooktop, and sparkling splashback, this is where culinary creations come to life. Positioned nearby, the enclosed and sheltered pergola extends the home's living quarters for effortless entertaining all year round, while the sizeable tree-lined backyard provides plenty of space for the kids' playset. Setting the stage for a peaceful night's sleep, all three bedrooms are generous in size and fitted with new plush carpet, sharing access to the stylish renovated bathroom with its claw foot bath and separate w/c. Ensuring comfort that spans the seasons, the home is equipped with recently installed ducted heating and evaporative cooling, while the spacious laundry adds to the home's faultless functionality. There's also an oversized double garage with room for a workshop, plus ample off-street parking to the long driveway. Life in this tranquil neighbourhood offers easy access to Fotheringham Nature Reserve with its beautiful walking trails for buyers who love the great outdoors, while the Eastlink cycling trail is just moments away. Seamless city commuting is covered by express trains and buses, which can be reached on foot, plus the home is also within a stroll of Yarraman Oaks Primary School. Noble Park Secondary College is placed within a five-minute drive, and there's easy access to Noble Park's cosmopolitan restaurants, Parkmore Shopping Centre, Dandenong Plaza, and major roads. Reap the benefits of this property's transformed interiors and prime location or put your stamp on the home with further renovations. Explore the possibilities on offer by contacting us today for a priority inspection.

Property specifications- Charming refreshed home on an expansive 585sqm block (approx.)- Soothing tones, new plush carpet, recently installed ducted heating with warranty- Comfortable light-filled living room, dining area, enclosed entertainers' alfresco- Sizeable established backyard, shaker kitchen with electric oven and 900mm gas cooktop- Three bedrooms, main bedroom has mirrored built-in robe, renovated family bathroom- Evaporative cooling, ceiling fan to living, blinds and curtains, oversized garage/workshop- Walk to reserves, schools, train station and bus stops, close to shopping hubs and M3

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.