

**8 Cole Street, Noble Park, Vic 3174**



**Sold House**

Wednesday, 6 December 2023

8 Cole Street, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 566 m2**

**Type: House**



Coco Ma

0391084838



Hong Ear

0391084838

**\$775,000**

**SALE BY FIXED DATE: Wednesday, 20 Dec 2023 @ 5PM (unless sold prior)**With a wide street frontage of more than 22 meters, this property offers a unique opportunity for investors, developers, and discerning buyers. Renovate and enjoy this spacious light-filled home or rent it out while you wait for plans and permits to build two townhouses (STCA). Owned and loved by the same owners since 1985, this 566sqm property has a coveted north-facing orientation in a quiet street and is surrounded by quality homes.The traditional brick-veneer wide-fronted home is complemented by a neatly manicured front lawn and shrubs that provide privacy from the road. A paved driveway leads to an impressive 12.5m long covered carport for 2-3 cars. The house has a large spacious living room, open plan dining and kitchen, a family room plus a study or home office. With ducted heating throughout and reverse-cycle air conditioning, the home is comfortable and inviting. The covered pergola decking looks out across the large child-friendly and pet-friendly backyard, surrounded by many fruit trees, and is complemented by a large water tank and two external storage sheds.The updated kitchen features laminate countertops, plentiful storage cabinets, a stainless steel range hood, and a 600mm freestanding stainless steel electric oven and gas cooktop. The tiled splashback runs the perimeter of the kitchen, extending full height to the ceiling around the cooking space.The three large bedrooms enjoy ample built-in robe storage and are serviced by two toilets and a beautiful, renovated bathroom. The main bathroom is sparkling and fresh with a suite of quality inclusions such as full-height wall tiles, a semi-frameless shower, mixer tapware, a ceramic sink, a stone-top vanity, and LED downlights.Contact us for a priority inspection today – this property won't last long on the market!Property Specifications· Three bedrooms, two living spaces, covered pergola, large front yard and backyard· Ducted heating, reverse cycle split system to main family area, renovated bathroom· Long paved driveway and secure covered 12.5m long carport· Desirable north-facing orientation in a quiet locationFor more Real Estate in Noble Park, contact Coco Ma Real Estate TODAY!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.