

# 8 Park Road, Noble Park, Vic 3174

## House For Sale

Friday, 29 March 2024



8 Park Road, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 571 m2**

**Type: House**



Ben Dang

0401039266

**\$680,000 - \$740,000 - AUCTION THIS SAT@11AM**

Offering fantastic potential to 'park' your personal touch or architectural ambitions, this single-level home promises versatility and opportunity on 571 square metres. The interior presents with a living room, sunroom, kitchen with meals area, three bedrooms, and a bathroom. A double garage with adjoining storage is a further inclusion. Consider the possibilities of the corner block with dual street frontages making it an ideal candidate for a creative redevelopment (STCA), extension, or a stylish refurbishment. The generous backyard and front garden provide ample outdoor space for relaxation or future landscaping creativity. Investors will find value in the option to rent, capitalising on the property's inherent value while planning for future enhancements and reaping ongoing returns. Set within a sought-after neighbourhood, the quiet location positions you near Keysborough Secondary College, Athol Road Primary School, St Anthony's Primary School, and Killester College. Convenience is yours with the close proximity to Springvale South Shopping Centre and Plaza, and commuting is facilitated with Noble Park Station just a short distance away. For leisure, enjoy effortless access to Noble Park Reserve, Sandra Avenue Playground, Noble Park Aquatic Centre, and Springvale Indoor Sports. This is a great opportunity for families, visionaries, and astute investors alike. Your story of suburban success begins here. Terms: 10% deposit. Balance 60 days 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.