

# 1 Rothesay Court, Noble Park North, Vic 3174

## House For Sale

Wednesday, 19 June 2024



1 Rothesay Court, Noble Park North, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 530 m2

Type: House



Tim Stickle  
0484552870



Anso Chelackal  
0434548568

**\$620,000 - \$682,000**

Sale by SET DATE: Thursday 18th July at 2pm (unless sold prior) Whilst this original home has seen better days, the 'bones are still very good' and there is a whole lot of life still yet to be enjoyed. There are many positives to be found for this property including:

- Location - Situated on a nice level corner allotment with GJ Duggan Reserve just moments away at the bowl of the court providing great recreational space to enjoy. Likewise local schools and Waverley Gardens Shopping Centre are just moments away and within easy walking distance
- Great street appeal - with a colorbond fence that wraps completely around the roadside framing the home along with a couple of mature trees it simply has a wonderful ambience.
- Secure electric gates providing access to the large rear yard and massive 8mx10m garage workshop, with the addition of an abundance of space for off street parking in front of the garage.

Now onto the home. Whilst, as indicated, it has seen better days, the opportunity to transform it to its former glory is very real and doable. Whilst structurally the home is sound, cosmetically with a rejuvenation it can easily be transformed and modernized to meet today's standards of comfort and style. A fresh sand of the solid timber flooring, a new kitchen and modernization of the bathroom, fresh coat of paint and upgrading of the lighting and window furnishings and you have yourself a fantastic family home that will serve you for many years to come. Priced competitively and providing a great opportunity to enter the market and use your own resourcefulness to transform to your own liking, the chance exists for you to undertake the process within your own time frame, staging it, to allow for your budget and situation. Be sure to inspect - this is a diamond in the rough, not to be missed! 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.