

16 Joy Parade, Noble Park, VIC, 3174

House For Sale

Sunday, 13 October 2024

16 Joy Parade, Noble Park, VIC, 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Jaymee Le



Calvin Pais

The Brief: 6 min walk to Noble Park Train Station and town centre, with quality schools nearby (Plans & Permits Approved)

It's Addressed:

Situated on a massive 921sqm block with an ideal North-facing orientation, 16 Joy Parade offers a fantastic opportunity for developers, investors or those looking to move right in. Positioned in a Residential Growth Zone, this property comes with approved plans and permits for four large four-bedroom dwellings, making it highly appealing and unlikely to be available for long.

The existing dwelling is a traditional triple-fronted brick cottage which is bolstered by neat lawns, trees, easy maintenance gardens and a huge backyard for the kids. The property is bordered by a low brick wall fence and succulents, adding to its charm. A long concrete driveway provides abundant off-street parking, complemented by a covered carport, lock-up garage and workshop.

An external shed is available for all your lawn care equipment. The home's interior is well-presented with a range of quality retro finishes including plush, patterned carpet and tiles, classic hanging pendant lighting and high ceilings. Sheer and blackout curtains provide privacy, while a gas fireplace with a brick surround adds warmth and character. The spacious sun-room looks out across the backyard and is an ideal place to entertain guests.

The kitchen boasts 40mm laminate countertops in striking amber, a three-seater breakfast nook, plus a freestanding oven and gas burner for whipping up home-cooked meals. A decorative tiled splash-back to the perimeter and hanging glass-fronted display cabinets that adorn the island create a stylish and functional space.

The bedrooms and bathroom are presented in their original finish, maintaining the home's classic appeal. A spacious laundry room adds convenience, while the bathroom includes a tiled hob bathtub for the kids.

While the home is ready to move into, this property's value lies within its size and approvals. Contact us today to arrange your exclusive inspection.

Property specifications:

- Traditional triple-fronted brick cottage on a huge 921sqm block
- Dwelling 1,2,3&4 : 4 bed, 2bath, double garage
- Attention developers: plans and permits in place for four large townhouses
- Well-presented existing dwelling with quality retro finishes
- Spacious sun-room ideal for entertaining
- Central location

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.