

23 Ambrie Crescent, Noble Park, VIC, 3174



House For Sale

Tuesday, 3 September 2024

23 Ambrie Crescent, Noble Park, VIC, 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

Room to Move: 982m2 of Development Gold

On- Site Auction Saturday 21st September at 12pm. Contact Chris Utley on 0421 825 338 to arrange an inspection.

Discover the extraordinary potential of this large land offering in the popular Harrisfield pocket of Noble Park. Nestled on a premium 982m2 allotment of level & rectangular land with an impressive 20.1m frontage, this property is a dream for those with an eye for redevelopment or the construction of multiple units or townhouses (STCA). The existing classic brick family home is a testament to timeless design and thoughtful care, offering a welcoming and well-loved space that exudes warmth and comfort.

As you enter the brick classic, you're greeted by a generous sized living and dining space with plush carpet underfoot and feature timber wall panelling - creating a cosy ambiance perfect for family gatherings and afternoons spent winding down.

The kitchen is a practical yet inviting space that boasts ample bench and cupboard space as well as wall oven, dishwasher, and an adjoining meals area that seamlessly blends function with family living. The home is equipped with ducted heating and wall air conditioning unit, ensuring comfort in every season.

The three bedrooms are all warmly carpeted, providing a comfortable retreat whilst being ideally positioned near the central bathroom, complete with a separate shower, toilet, and basin. The full-sized laundry with rear access further adds to the home's thoughtful layout and appeal.

Yet, it's the land that truly sets this property apart. The expansive backyard is a blank canvas offering endless possibilities for redevelopment or the construction of new dwellings STCA. Whether you envision multiple townhouses or a grand redevelopment project, this property provides the perfect foundation for your vision.

For those who value convenience, this property is ideally located near Noble Park and Sandown train stations, Harrisfield Primary School, Carwatha College and Waverley Gardens Shopping Centre. With quick access to Princes Highway, as well as the Monash and Eastlink freeways, everything you need is within reach.

Don't miss out on this rare opportunity to secure a piece of prime Noble Park real estate, where the potential for future growth is as solid as the home itself.

Contact Chris Utley on 0421 825 338 to arrange an inspection.