

**347 Princes Highway, Noble Park, VIC, 3174**



**House For Sale**

Wednesday, 14 August 2024

347 Princes Highway, Noble Park, VIC, 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**Potential on Princes! 610m2 with premium 16.5m frontage!**

On- Site Auction Saturday 7th September at 1.00pm. Contact Chris Utley on 0421 825 338 to arrange an inspection.

This charming brick family home offers a perfect blend of warmth and convenience! Situated in a coveted and convenient pocket of Noble Park, the home is central to all amenities and provides plenty of scope for further modernisation and personalisation throughout.

Step inside and be greeted by a timeless elegance with rooms of impressive dimensions and an overall blank canvas for you and your family to make your mark! The formal living area is warmly carpeted and features large windows allowing plenty of natural light. The inclusion of ducted heating and evaporative cooling ensures year round comfort for all.

The central kitchen serves as the heart of the house, boasting ample bench and cupboard space, while an adjoining meals area provides the perfect setting for family gatherings. For the larger families, you will love the additional space offered in the rear family living area which also provides access to the standalone laundry. The spacious bedrooms feature plenty of storage and are well located close by the central family bathroom with its shower, toilet & bathtub - catering to the needs of the whole family!

Step outside to your own private entertaining paradise with a wide driveway presenting plenty of space for off street car, boat and caravan parking. The covered outdoor pergola is perfect for relaxed entertaining or alfresco dining and overlooks the spacious backyard with generous grass space for kids and pets to play.

Alongside its charming street appeal, the rectangular and spacious land provides a wealth of future growth & potential. Well located and enviably positioned in a quiet service lane, the home is within easy distance to local shops & schools such as Harrisfield Primary & Noble Park Secondary College. Noble Park train station and major freeways such as Eastlink and Monash Freeway ensure accessibility to everything Melbourne offers is at your doorstep!