

# 37 Larbert Road, Noble Park, Vic 3174

## House For Sale

Saturday, 29 June 2024



37 Larbert Road, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 578 m2**

**Type: House**



Abby Dimech  
0468930110

**\$580,000 - \$638,000**

Sale by SET DATE: Tuesday 6th August at 1pm (unless sold prior) Nestled on a generous allotment of approximately 578.1 square metres, just a stone's throw from Joan B Sheen Reserve in the sought-after Harrisfield Estate, this single-level weatherboard home is brimming with potential. Whether you're looking to renovate or rebuild, the property offers a unique opportunity to create something truly special. Currently in a liveable condition, the interior features a living and dining room and the home warmed throughout by ducted heating, a modernised kitchen with an upright stove and breakfast bar, three comfortable bedrooms, with the potential of utilizing the 2nd loungeroom as a fourth, and a charming bathroom with a clawfoot bath and timber detailing. The layout is functional and inviting, ready for you to add your personal touch. At the rear, there is a covered alfresco deck and good-sized garden, while at the front, a double carport provides ample parking space. For those with grander designs and a vision for the future, consider the exciting potential to start anew. Subject to council approval, the opportunity to develop for an investment, or your dream family home. In the meantime, the existing home can be let out, generating income while you plan your future project and bring your dreams to life. Conveniently located near Harrisfield Primary School, Noble Park Secondary College, Noble Park and Sandown Park Stations, Mini Heatherton Shopping Centre, Springvale Shopping Centre, Ross Reserve, Sandown Racecourse and Entertainment Centre, Noble Park Aquatic Centre, Monash Freeway, and Eastlink, it offers both lifestyle and location. This is your chance to turn the page and start a new chapter in this home's story. How will you write it? 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.