

# 63 Theodore Avenue, Noble Park, Vic 3174

## House For Sale

Friday, 2 February 2024



63 Theodore Avenue, Noble Park, Vic 3174

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 611 m2

Type: House



Chee-ky Dunlop  
0387691888



Michael Chhun Lim  
0466858888

**\$690,000 - \$759,000**

Sale by SET DATE: Tuesday 27th February at 3:00pm (unless sold prior) Step into this distinctive and highly coveted opportunity. This three-bedroom residence, nestled on a generous 611m<sup>2</sup> (approx.) block, is a solid foundation with ample space and boundless potential. Whether you choose to move in immediately, infuse some TLC through renovation, build a family castle, or extend the existing home to maximize the expansive block (STCA), the options are plentiful. The current configuration features sturdy hardwood floors, a sun-drenched living room, combined meals and kitchen area with updated cooking appliances, strategically zoned bedrooms, and a self-contained bungalow with a kitchenette. The versatility of this home opens the door to a myriad of possibilities. Perfectly situated in the excellent pocket of Noble Park, adjacent to Keysborough – within walking distance to Noble Park Station, the shopping precinct, cafes, diverse restaurants, schools, parks, and an array of amenities. It also boasts convenient proximity, being just a short drive to Parkmore Shopping Centre, and offers swift access to Eastlink, Princes Highway, Monash Freeway, and the Peninsula Freeway. As you venture beyond the expansive front garden and along the lengthy driveway, you'll be greeted by a living room seamlessly transitioning into the meals area. At the same time, the kitchen boasts ample bench space and an updated oven/stove. Down the hallway, you'll find the central bathroom and three bedrooms, one of which features built-in robes. The laundry includes a powder room for added convenience. The outdoor space offers vast possibilities for children and pets and could potentially be the canvas for your envisioned extension or new home (STCA). A self-contained bungalow, garage, established trees, and easily maintainable gardens complete the outdoor setting. Embrace the prospect of a prosperous future in this premium location! 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.