

**2/4 Joffre St, Noble Park, VIC, 3174**



**Townhouse For Sale**

Friday, 16 August 2024

2/4 Joffre St, Noble Park, VIC, 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## **Lifestyle living with excellent connectivity**

A harmonious blend of modern comfort and standout convenience, this meticulous townhouse resides on a boutique complex of four, placing its residents within a stroll of local schools and city transport.

A perfect choice for first-home buyers, downsizers and astute investors, the property beckons with its elegant facade and easy-care landscaping, revealing sophisticated interiors that are awash with natural light.

Blending soft neutral tones with graceful hardwood floors, the open living zone complements the nearby dining space, while the inviting family room exudes a soothing ambiance with its tasteful carpet and chandelier lighting.

Flowing with ease, the beautiful sunlit deck encourages effortless entertaining and ultimate relaxation, framed by tropical plants and towering bamboo trees to ensure peace and privacy.

The kitchen is placed centrally to allow for interactive meal prep, showcasing sleek stone benchtops and timeless timber accents, alongside quality integrated appliances and a discrete European-style laundry.

Continuing the sanctuary vibes, the upper level is dedicated to a restful night's sleep, boasting a whisper-quiet master with a spacious walk-in robe and neatly presented ensuite.

The two remaining bedrooms are fitted with sliding robes and brand-new plush carpet, sharing the convenient central bathroom.

Multiple split-system air conditioners ensure comfort that spans the seasons, while notable extras include ducted vacuuming, security screens on all windows and doors, and an alarm system for peace of mind.

There's also a single garage with shelving and internal access, a downstairs powder room and under-stairs storage.

Making convenience a priority for city commuters, the home is located within walking distance of both Yarraman and Noble Park stations.

It's also just a stroll from Yarraman Oaks Primary School and Noble Park Secondary College, while close to Noble Park's vast array of shops and restaurants, the Princes Highway, Eastlink and Monash Freeway.

Reap the benefits of a low upkeep lifestyle with modern comfort and excellent connectivity. Explore the possibilities on offer by contacting us today for a priority inspection.

### **Property Specifications**

- Multiple living zones, hardwood floors, brand-new plush carpet, open plan design
- Sunlit entertainers' deck with privacy landscaping, single garage with shelving
- Stone kitchen has electric oven, gas cooktop, dishwasher, breakfast bench
- Euro-style laundry with stone benchtops and cabinetry, under-stairs storage
- Master has walk-in robe and ensuite, two secondary bedrooms with sliding robes
- Family bathroom, downstairs powder room, security screens, ducted vacuuming
- Split-system AC x 4, alarm system, LED/pendant lighting, window furnishings

For more Real Estate in Noble Park, contact Coco Ma Real Estate TODAY!

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.