

# 3/13 Ambrie Crescent, Noble Park, VIC, 3174

## Townhouse For Sale

Sunday, 13 October 2024

3/13 Ambrie Crescent, Noble Park, VIC, 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Jaymee Le



Calvin Pais

## The Brief: Short walk to amenities, bus stop, dining/cafe options on Princes Highway

### It's Addressed:

Situated in a convenient position, 3/13 Ambrie Crescent is a modern double storey townhouse that offers comfort and style. The home comprises a brick veneer finish on the ground floor, complemented by painted concrete render on the upper level. Parking is available in the concrete driveway, along with a single lock-up garage that includes a raised parapet wall. LED sensor lighting enhances security, while a security screened door adds an extra layer of protection.

The private courtyard with easy-maintained lawn provides a peaceful outdoor space, while an external storage shed and water tank offer practicality. Inside, the home is equipped with ducted heating and reverse cycle air conditioning in the living room, kitchen and family area, ensuring year-round comfort. High ceilings and wooden venetian blinds add to the home's charm, while the open-plan layout promotes a spacious and airy feel. A separate powder room for guests is convenient.

The sunny kitchen is well-appointed with 40mm rounded edge polished countertops, a stainless steel dishwasher, 600mm electric oven and gas cooktop. A tiled splash-back runs around the perimeter, and matte-black cabinetry and drawers provide storage. A two-seater breakfast nook completes the kitchen's functional design.

Both upper floor bedrooms are well-sized and feature built-in robe storage. The main bathroom is well presented in its original finish, including a semi-frameless shower, mixer tapware and a tiled hob bathtub for the kids.

Contact us today to arrange your inspection.

### Property specifications:

- Modern double storey townhouse driveway and garage parking
- Private courtyard, easy-maintenance landscaping
- Well-appointed kitchen with quality appliances and cabinetry storage
- Two well-sized bedrooms with built-in robe storage
- Close proximity to schools, parks, shopping and public transport

For more Real Estate in Noble Park contact your Area Specialist.

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.