

5/13 Wall Street, Noble Park, Vic 3174

Townhouse For Sale

Saturday, 29 June 2024



5/13 Wall Street, Noble Park, Vic 3174

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 133 m2

Type: Townhouse



Tim Sticklely
0484552870



Sohail Ashori
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\$550,000 - \$605,000

Sale by SET DATE: Tuesday 30th July at 1pm (unless sold prior) Situated in Noble Parks inner ring within moments from all central facilities you will find this modern townhome providing a layout reflective of that sought in this era! Easy to maintain, lock and leave there is very little to be done, providing convenience for the busy lifestyles of today. With a great architectural design and flair it provides a super appealing façade. Just like the external presence the interior of this exciting townhome will not disappoint! The townhome has a beautiful open plan on the upper level which combines a large living space alongside the appealing kitchen with quality stone benchtops, great overhead cupboard space and modern stainless-steel appliances. Enjoy a coffee and chat with friends at the bench or dine in style together in the spacious dining area that sits alongside. Both kitchen and dining areas have attractive floating floorboards, whilst the lounge is nicely carpeted. With a split system air conditioning unit this provides comfort throughout this open space. A sliding door from the dining leads to the balcony providing a space to relax. With a northerly orientation the balcony along with the living rooms are bathed in winter sunshine, providing an abundance of natural light that filtered throughout the living spaces. Downstairs there are two good-sized bedrooms both with a full wall of robes providing plenty of cupboard space. Full height glass sliding doors provide access from both bedrooms to the rear courtyard. The family bathroom is modern and appealing with shower, toilet and spacious benches, whilst a second powder room can be found upstairs. An additional living space which adjoins the entry provides a great further living area or alternatively a study area is a great bonus. With direct entry to this space from the lock up garage, you can arrive home, buzz the remote and entry securely and safely, avoiding rain on cold wet winters days. There are four split system air conditioners throughout the dwelling, positioned in the downstairs open space, both bedrooms, as well as in the lounge room upstairs. This enables you to have climate control specific to the areas of the townhome being utilized keeping the energy bills to a minimum. All in all, a very appealing package for the young family or alternatively, positioned as it is, makes a great investment with a constant demand from tenants. Make sure you take the opportunity to inspect - this well-proportioned dwelling ticks so many boxes we are confident it will appeal to you! 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.