

**5A Rich St, Noble Park, VIC, 3174**



**Townhouse For Sale**

Wednesday, 14 August 2024

5A Rich St, Noble Park, VIC, 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Modern double storey townhouse with high ceilings, AC, natural light

Nestled in the heart of Noble Park, 5A Rich Street is a near-new double-storey townhouse that offers modern living with convenience at its doorstep. The home features a dark brick veneer finish on the ground floor, complemented by a painted concrete render on the upper level. The neat, easy-maintenance landscaping and a wide frontage facade create a welcoming entrance. A painted concrete driveway leads to a single lock-up garage, with side gate access adding convenience.

The property is equipped with an external water tank and boasts a well-sized, wrap-around North-facing backyard, ideal for outdoor relaxation. Inside, modern LED downlights and high square set ceilings enhance the open-plan layout, which is filled with plenty of natural light. Sheer and block out roller blinds offer privacy, while reverse cycle air conditioning and stunning polished timber hardwood floors promote comfort and style. The ground-floor master bedroom is a highlight, featuring walk-in robe storage and a private ensuite with an oversized semi-frameless shower. A large laundry room adds practicality and an outdoor dining pad extends the living space.

The contemporary kitchen is designed for functionality and aesthetics, offering a charcoal glass splash-back that complements the 40mm speckled jet-black stone countertops. The double bowl deep sink with a pull-down veggie spray mixer, gloss-white cabinetry and 600mm electric oven with gas burner cooktop complete the kitchen's modern appeal.

Upstairs, bedrooms two and three are separated by a sun-filled, air-conditioned rumpus space, perfect for relaxation or study. Both bedrooms offer ample built-in robe storage. The bathrooms are highly appointed, featuring 40mm stone-top vanities, luxe ceramic sinks and mixer taps.

Experience modern comfort and convenience at 5A Rich Street, Noble Park. Contact us today to arrange your exclusive inspection and secure this exceptional property.

### Property specifications:

- Near-new double-storey townhouse with modern finishes
- Spacious and sunny North-facing backyard
- Contemporary kitchen with high-end features
- High square-set ceilings to the ground floor, AC, timber flooring
- Close proximity to schools, parks, shopping and public transport

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.