

**1/26 Larbert Road, Noble Park, VIC, 3174**

**CENTURY 21**

**Unit For Sale**

Wednesday, 25 September 2024

1/26 Larbert Road, Noble Park, VIC, 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## **NO BODY CORPORATE FEES!**

This charming 2-bedroom home with extra height ceilings is perfect for families, downsizers, or an additional investment to your rental portfolio. Ideally situated just a short walk from the train station, local shops for convenient commutes, it's close to local primary and secondary schools and nearby parks—ideal for strolls and outdoor activities.

The home features two generously sized bedrooms, providing ample space for the whole family, huge living/dining room perfect for family gatherings, and a functional large kitchen. The private north facing backyard is ideal for barbecues, gardening, or simply relaxing in the fresh air.

### Features:

- Loads of land
- Extra height ceilings
- Opportunity to renovate and extend to further maximise your investment
- 2x good sized bedrooms
- Hardwood floorboards throughout
- Heating and cooling air-conditioning with the addition of gas heating
- Security system
- Roller blinds and vertical blinds throughout
- Gas hotplate, electric oven, range hood, double sink, dishwasher and plenty of cupboards
- Updated bathroom
- Updated laundry
- Separate Toilet
- Security doors
- Single lock-up garage
- Additional car space
- Private driveway
- Undercover entertainment deck
- Neat and secured backyard

No body corporate fees, making this home not only beautiful but also cost-effective. Ideal for families, investors, and those looking to downsize. Seeking a vibrant community, excellent amenities, and a comfortable living space, this gem won't stay on the market for long. Don't miss out on this fantastic opportunity!

### Nearest Government Schools:

- Harrisfield Primary School
- Noble Park Primary School
- Noble Park English Language School
- Noble Park Secondary College
- Heatherhill Primary School
- Keysborough Secondary College

### Nearest Private Schools:

- St Anthony's School
- Killester College
- St Joseph's School
- St Elizabeth's School
- Hoa Nghiem Primary School
- Nazareth College

### Parks:

- J B Sheen Reserve
- William Robert Lees Park
- Ross Reserve
- Leon Trembath Reserve

Community Facility:

- Paddy O'Donoghue Community Centre

Sport and Recreation:

- Pat Wright Senior Oval

Healthcare:

- Dandenong Hospital
- Southeastern Hospital

DISCLAIMER:

Every attempt has been taken to ensure the accuracy of the information provided is as presented. We encourage you to make your own assessment during an inspection. In addition, the measurements provided of the land and/or property may not be 100% accurate. In order to satisfy yourself with 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.