

1/34 Ascot Drive, Noble Park North, Vic 3174

Unit For Sale

Saturday, 29 June 2024



1/34 Ascot Drive, Noble Park North, Vic 3174

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 282 m2

Type: Unit



Tim Stickle
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\$550,000 - \$605,000

Sale by SET DATE: Tuesday 30th July at 2pm (unless sold prior) Only very rarely do units become available in the tightly held suburb of Noble Park North and when they do, they do not last long! As far as units are concerned in this pocket, they don't come better presented than this, making it even more important to act quickly here! One of only two ground level villa units on the site, there are some massive advantages offered here which include:

- No body corporate fees – something highly sought after!
- Being ground level this means no climbing steps to the bedrooms – once again a very key feature and highly appealing to retirees seeking to downsize yet retain independent living, or for young families with small children.
- Positioned on an expansive allotment (282m² approx.) this is much larger than your average unit site.
- High security with roll-a-shutters to all windows and quality security doors back and front.
- With premium street frontage and beautifully landscaped gardens which provide immense street appeal.
- Located in a very quiet location and within moments of Waverley Gardens shopping Centre and the Monash/ Eastlink interchange for commuting in all directions.

With the above key features that elevate the opportunity, the dwelling will only further enhance your excitement with what is on offer. A paved driveway provides an attractive lead up to the secure dwelling. Cars can be parked comfortably off road and within the single lock up garage provided. Flowing inside, you are welcomed by a spacious living area with an abundance of room. An appealing bay window creates great charm and the neutral light and bright painting, and plush carpets provide a very warm feeling within. Sitting alongside the lounge is a comfortable dining area which also enjoys views of the beautiful gardens to the front and side yards. Adjoining the dining area is a fully equipped kitchen with modern cabinetry, stainless steel appliances and a good-sized pantry. Stone benchtops provide a very prestigious feel, and a large window provides sunlight to stream in from the North throughout the winter months. The kitchen is complemented further by a meals area that sits alongside providing a great space for a coffee and chat. From the meals area a full-height glass sliding door opens to a completely enclosed covered deck area, which has café blinds to provide protection from the elements, whether it is the summer sun, or inclement days. From the decking you can flow further into the enclosed courtyard to enjoy the fresh air and a dabble in the lovely gardens contained within. Two large bedrooms can be found along the hallway, both with a full wall of built in robes, with a bathroom that simply sparkles positioned alongside. With colonial style windows, security shutters to windows, panel doors, crimesafe security doors front and rear, and ziptracks along the decked area, this is a complete package that ticks every box desired. With nothing to be done, simply move in and live. Whether starting out, slowing down or seeking to invest, there is little to deter anyone from making an offer for this alluring package! We are excited to present to you this delightfully charming villa unit and welcome your enquiry and inspection. 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.