

# 2/1 Gertrude Court, Noble Park, VIC, 3174

## Unit For Sale

Sunday, 13 October 2024

2/1 Gertrude Court, Noble Park, VIC, 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Jaymee Le

## The Brief: No Owners Corp

### It's Addressed:

Welcome to this delightful brick home where comfort meets convenience located in the heart of Noble Park. This two-bedroom, one-bathroom house offers a wonderful opportunity for those seeking a contemporary, low-maintenance lifestyle in a vibrant community.

The property's solid brick exterior is complemented by a fresh open plan interior that creates a bright and inviting atmosphere. The home features tiled flooring that adds a sleek touch to the spacious living areas, while large windows ensure the space is filled with natural light.

The well-appointed kitchen is designed with both style and functionality in mind, offering a stainless-steel gas cooktop and electric oven, ideal for the home chef. Both bedrooms come with built-in mirrored robes, ensuring ample storage, while the additional powder room provides extra convenience.

Year-round comfort is guaranteed with two split-system air conditioners, catering to all seasons. The property also includes a tandem carport for two vehicles and a backyard shed, offering both convenience and security.

The low-maintenance outdoor area is perfect for relaxation or entertaining, featuring an undercover entertaining space that's ideal for BBQs or alfresco dining.

Located within walking distance of schools, parks, and public transport, including a 15-minute walk to Yarraman Station and a short stroll to the nearest bus stop, this home offers unmatched convenience. It's also close to Noble Park and Parkmore Shopping Centres, providing easy access to all the amenities you need.

Whether you're a first-home buyer ready to step into the property market, a downsized seeking a manageable home, or an investor looking for a property with strong rental appeal, this Noble Park gem is ready to meet your needs.

### Property Specifications:

1. Bright open-plan layout with tiled flooring and large windows
2. Stainless steel gas cooktop and electric oven, built-in mirrored robes in both bedrooms
3. Two split-system air conditioners, brick exterior, freshly updated interiors
4. Tandem carport for two vehicles, plus a backyard shed for extra storage
5. Low-maintenance undercover outdoor area, pet-friendly
6. Equipped with 15 6.6 kW Solar Panels for energy efficiency and lower utility costs.
7. Close to schools, Yarraman Station, bus stops, and shopping centres

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.