

26/196 Corrigan Rd, Noble Park, VIC, 3174

Unit For Sale

Friday, 27 September 2024



26/196 Corrigan Rd, Noble Park, VIC, 3174

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

A LITTLE GEM IN EMERALD GREEN ESTATE

Sale by SET DATE: Tuesday 22nd October at 12pm (unless sold prior)

Nicely positioned in a well-established and spacious estate, here is a great opportunity to enter the market.

Whether a first home buyers seeking to enter the market with at an affordable level, a retiree seeking to scale down from a larger home to something that suits in the latter years, or an investor seeking to take advantage of the current tenancy arrangement.

The property is currently leased on a month-to-month basis and returning \$410pw. The option here exists to continue with the current tenant or for buyers other than investors vacant possession is also available.

The unit itself is welcoming and provides a comfortable and easy to care for interior.

The lounge with adjoining meals and kitchen sits to the front of the home whilst to the rear of the unit lie the two bedrooms, both with built in robes and ceiling fans.

There is a full-size bathroom with separate bath and shower and an independent laundry and toilet to complete the layout. To the rear of the unit and sitting behind the lock up garage is a nice courtyard with an additional shed for storage.

Nestled in an attractive estate with plenty of open space and good visitor parking to the front of the complex, this is an appealing opportunity not to be missed.

Priced competitively, the owner is determined to sell, so be sure to inspect here with confidence and place your offer today!

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.