

**3/13 David Street, Noble Park, Vic 3174**

**AREA SPECIALIST**

**Unit For Sale**

Wednesday, 10 July 2024

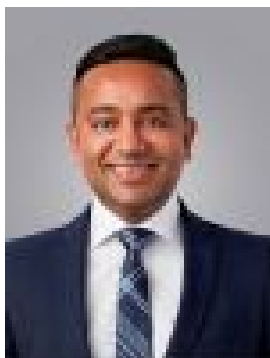
3/13 David Street, Noble Park, Vic 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Dee Kawsar  
0370024194



Art Sudharm  
0403571245

**\$579,000 - \$629,000**

Its Addressed: Privately set back from the street as the third in a small complex of three townhouses, 3/13 David Street offers a blend of modern living and convenience. This contemporary townhouse boasts a stylish facade with modern construction materials presented in a subtle, moody palette of charcoal brick veneer, timber highlights and painted render in dark grey. A single lock-up garage with an automatic Colorbond door and neat, easy maintenance border gardens add to the home's appeal. Inside, the ground floor features an open-plan living and dining area with luxe timber-look laminate flooring and quality ceramic floor tiles in the kitchen and wet areas. High ceilings on both floors enhance the sense of space. The home is equipped with ducted heating for comfort. Sliding glass doors with a security screen open up to a private courtyard space ideal for the morning coffee, and outside you'll find an external storage shed, water tank, faux turf and an outdoor concrete dining pad. Under-stairs storage adds practicality. The upper floor features an air-conditioned rumpus area that adjoins a private balcony, making it a potential space for a study or home office. The kitchen offers abundant food preparation and storage space with 40mm rounded edge laminate countertops. Neutral tones create a relaxed ambiance, complemented by a sparkling white tiled splash-back that runs the perimeter. The kitchen is equipped with an electric oven, gas burner cooktop and mixer tap ware. Three upper floor bedrooms boast plentiful built-in storage and a continuation of the timber-laminate flooring. The main bedroom adds a private ensuite, access to the balcony, plus a walk-in robe. Both bathrooms are well-appointed with modern finishes. The main bathroom includes a hob bathtub, perfect for kids. Contact us today to arrange your exclusive inspection. Property specifications: • High ceilings, AC, quality flooring, plenty of storage space • Private courtyard and upper floor balcony • Close proximity to schools, parks, shopping, public transport 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.