

4/49 Leonard Avenue, Noble Park, Vic 3174

Unit For Sale

Saturday, 29 June 2024



4/49 Leonard Avenue, Noble Park, Vic 3174

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 240 m2

Type: Unit



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Contact Agent

Sale by SET DATE: Tuesday 30th July at 2pm (unless sold prior) Looking for a ground level unit with a spacious open plan, in a great location within walking distance of central facilities? You have hit the jackpot! Here it is – brilliantly located at the rear of a boutique complex, one of only 4 units on the site, this is a unit that will appeal! Walk to all facilities including local primary schools, church communities, Douglas Street shops and the new Station, as well as recreation facilities at Ross Reserve. Positioned on level land and with an abundance of space, the site is a very generous 240m²(approx.) providing a very spacious rear yard that wraps around the unit, providing great space to develop and enjoy time in the garden. Perfect for the elderly seeking to downsize yet retain independence. Well suited to the young buyer looking to start out at an affordable price point. Alternatively, a great investment in a premium central location that will never have a shortage of applicants seeking to lease it. The unit comprises a wonderful open plan which reflects modern trends in living. With a very spacious lounge that connects seamlessly to an equally generous dining area. Both with large full height windows to capture immense natural lights throughout the day. The dining sits right alongside the kitchen and both are fully tiled. The kitchen presents very neatly with nice neutral tones, an upright gas stove and complete with good overhead cupboards for storage. There are two very spacious bedrooms, the master with a full wall of built in robes. Both are accessible via the hallway providing separation from the living areas. The modernized bathroom comes complete with a large bathtub and separate shower. A significant factor that is offered at this address is the wide driveway and provision for parking a second car in front of the garage. Getting in and out of the complex is stress free when compared to many other developments with very narrow driveways and without the all-important parking space in front of the garage. Don't underestimate the value added by this feature! **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. Please be advised that some images included in our marketing materials feature digital enhancement/virtual staging techniques designed to illustrate the property's potential appearance; these alterations are solely for visualization purposes.