

**6/40 French St, Noble Park, VIC, 3174**



**Unit For Sale**

Wednesday, 14 August 2024

6/40 French St, Noble Park, VIC, 3174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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### **Inviting all Beginners, Downsizers, and Savvy Investors...**

Set at the rear of this quiet, well-maintained block, this three-bedroom brick veneer unit is perfect for those wanting both privacy & space! This unit is completely private from the rest of the units in the block and has a perfect blend of comfort and convenience. It features -

- A spacious lounge with a gas wall furnace & air-con,
  - Timber country-style kitchen with gas cooking & adjacent meals area.
  - Three bedrooms with BIR's, and a reverse spilt systems making this unit a cozy retreat no matter the season.
  - An up-to-date full bathroom, & separate toilet.
- Outside the home shines with a large pergola & fully paved area, ideal for entertaining, low maintenance landscaping, and substantial side & rear yards!
- A single lock-up garage with rear yard access.

Only a hop step & a jump from Noble Park Secondary College, Noble Park Train Station, bus stops & shops. It is an exemplary unit that would make a great home for those wanting convenience, or investors looking for a high return! Currently rented at \$1608/ month on a month-to-month basis. Don't hesitate to make an appointment, or you might risk missing out!