

# 1/6 Nockolds Crescent, Noble Park, VIC, 3174

## Unit For Sale

Saturday, 30 November 2024



1/6 Nockolds Crescent, Noble Park, VIC, 3174

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chee-ky Dunlop  
0387691888

## CHARACTER VILLA UNIT WITH POTENTIAL TO RENOVATE

Sale by Set Date: Monday 23rd December at 11am ( unless sold prior)

This villa unit is part of a quiet block of three, boasting an appealing street frontage. From the secure front courtyard, you'll find low-maintenance garden beds and ample space for outdoor furniture, perfect for enjoying the summer weather.

Upon entering, you'll be greeted by a spacious living area that flows seamlessly into the family/meals and kitchen zone. Each room boasts its own character, highlighted by thoughtfully chosen color tones. The main bathroom is generously sized, featuring both a separate shower and a bathtub.

With no owners' corporation fees, this property is ideal for first home buyers entering the area, downsizers seeking extra space, and investors looking to capitalise on future growth.

Additional features include ducted heating, a cooling unit, a rear clothesline, a single garage, and extra parking in front of the garage.

The property is conveniently located near local amenities, including Harrisfield Primary School, Harrisfield Shops, and Ross Reserve, all within walking distance. It is also just a short drive to Noble Park and Springvale shops, Sandown Park and Noble Park stations, with easy access to Princes Highway and other major arterials.

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.