

**3/52 Fintonia Road, Noble Park, VIC, 3174**



**Unit For Sale**

Monday, 18 November 2024

3/52 Fintonia Road, Noble Park, VIC, 3174

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**

## **Location is the Key - Spacious backyard with grassed area and external storage shed**

Privately positioned within a boutique complex of single-storey villas, this well-presented brick veneer home offers a modern and welcoming vibe in a family-friendly setting. With an easy walk to Harrisfield Primary School, Noble Park Secondary College, and Parkfield Reserve, the home is ideally located close to schools, parks, and Noble Park Train Station, making it perfect for families or commuters.

The double lock-up garage, complete with parapet wall framing and box gutters, sits behind neat, low-maintenance gardens. Security blinds on all windows, a security-screened entry door, and a freshly painted concrete render add both safety and style.

Inside, the open-plan living and dining spaces are flooded with natural light, while large format ceramic tiles, high ceilings, and modern downlights enhance the home's contemporary appeal. Ducted heating and split system cooling and heating ensure year-round comfort, and a clean, tidy finish completes the space.

The entertainers' kitchen is integrated with the dining area, offering a two-seater breakfast nook, 40mm laminate countertops, and a subway-tiled splash-back. Quality appliances include an electric oven, 900mm gas cooktop, and a gourmet range-hood, with custom cabinetry and a built-in wine rack for added functionality.

Three spacious bedrooms feature plush carpets and built-in robes. The main bedroom includes a walk-in robe and private ensuite, while both bathrooms are sparkling and fresh. The main bathroom boasts an overhead skylight and a tiled hob bathtub, perfect for relaxation.

### **Property Specifications**

- Modern kitchen with breakfast nook and quality appliances
- Open-plan living and dining with high ceilings and ample natural light
- Secure double lock-up garage and security blinds on all windows
- Grassy backyard with an external storage shed
- Ducted heating and split system cooling and heating throughout
- Very short drive to Monash Freeway, Easy Link Freeway, Dandenong Hospital, Monash Hospital, Dandenong Market, Springvale Market, Dandenong Plaza and Parkmore Shopping Centre
- Very short walk to Noble Park Coles, bus stop on Princess Highway (2-min walk), Heatherton Road and Noble Park Train Station
- Short drive to ALDI and Woolworths on Princess Highway
- 3-min walk to 24-hours McDonald's, KFC, Dominos Pizza, Cheese Cake Shop and other shops

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Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers/tenants are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.