



1 Diggins Court NOBLE PARK

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Live your dream or Build your portfolio!

On offer is a charming brick veneer home sitting on a large block of prime real estate. Polished timber floorboards warms up the whole house, spreading into 3 generous sized bedrooms all with BIR. The cosy lounge is perfect for digesting your favourite book on a cold winter night rugging up to the fireplace-style gas heater. Featuring formal dining, timber kitchen, rumpus style sunroom, private study, second toilet and an entertainment friendly rear garden spacious enough for even the largest of family gatherings.

Also included is a bungalow/workshop with pre existing plumbing and electricity connections all separated on its own meter. All this with the added benefit of a fantastic location, bus stops just right around the corner, easy access and within minutes to Springvale Central, Noble Park shopping centre and even Parkmore in Keysborough.

As for the potential use of the land, 920m2 (approx) rectangular block mean the possibilities are almost endless. Buy now keep the existing home and build something in the back now or later , alternatively redevelop the whole site into multi units development (STCA).

Leyton Real Estate