



38 Leman Crescent NOBLE PARK

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## SOLD AT AUCTION

Well located next to Noble Park Secondary College, a short walk to public transport and easy access to Princes Hwy & Eastlink, this sought after position offers endless opportunities with possibility to build 2 units at the rear of the existing house( STCA ) on approximately 845m<sup>2</sup> block of land( 19.8m x 42.7m )  
 Currently comprises a renovated WB home with 3 bedrooms, kitchen opening to meal area & living room, huge rumpus room , 1 bath & 2 toilets, large double LU garage, ducted heating, 2 x AC cooling and 9 solar panels.

Terms: 10% deposit,  
 Balance 30/45/60 days neg.

Leyton Real Estate

## 38 Leman Crescent, Noble Park



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.