



1/1057 Heatherton Road NOBLE PARK

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## Ready When You Are!:

Attention first home seekers, downsizers and savvy investors. This well maintained front residence in a convenient location is ready for you and your family! Located in one of the most desirable pockets in Noble Park, this home sits on approx. 300sqm of land and there are only two dwellings on the block.

You get to enjoy the extensive range of cafes, restaurants and amenities that Noble Park has to offer. For instance, you're only a short stroll away from Noble Park Shopping Centre, public transport, local swimming pool, parks and reserves and only minutes' drive to both Primary and Secondary Schools and Springvale Central. Easy access to thoroughfare, Heatherton and Corrigan Roads.

This nicely rendered family home offers 3 generous bedrooms plus a BIR, master with a WIR and FES. Floorboards throughout, a gas wall heater in the formal lounge area and ceiling fans on high ceilings will definitely give you more a homey and spacious atmosphere. Freshly repainted for your convenience, renovated main bathroom plus toilet and a well-appointed kitchen with Caesar stone bench and gas cooking. Outside you have a private decking to your own courtyard, a garden shed and access to a carport that you can choose to convert into a lock up garage.

**Leyton Real Estate**

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