

leyton



3/3 Baldwin Avenue NOBLE PARK

2 2 1

## Single Level Oasis with Modern Comfort

This tranquil 2 bedroom brick veneer single level residence is tucked away in a secure and light filled surrounding. Only 4 years young, 3 on the block, sitting in one of the most desirable pockets of Noble Park. It offers a low maintenance lifestyle with an excellent open floor plan you've been searching for! Positioned with easy access to Noble Park Shopping Central, Parkmore Shopping Centre, Bus Stops, Train Stations, Medical Centres and Schools.

### Featuring:

- 2 bedrooms, 2 bathrooms and 2 toilets
- Master bedroom with WIR plus full en-suit and bedroom two with BIR plus courtyard timber decking
- Spacious lounge with downlights
- Modern kitchen with gas appliances plus new Bosch dishwasher, new Bellini oven and range hood which opens to lounge and dining areas
- Ducted heating & evaporative cooling
- Timber floorboards throughout plus NBN and Foxtel connection available
- European style laundry and build-in shoe cabinet behind front door
- Front porch
- Low maintenance backyard

Leyton Real Estate

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**DISCLAIMER:**

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate