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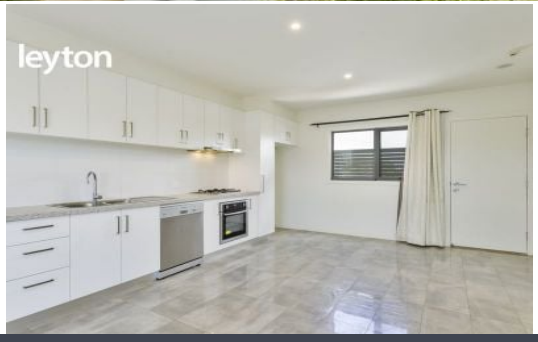

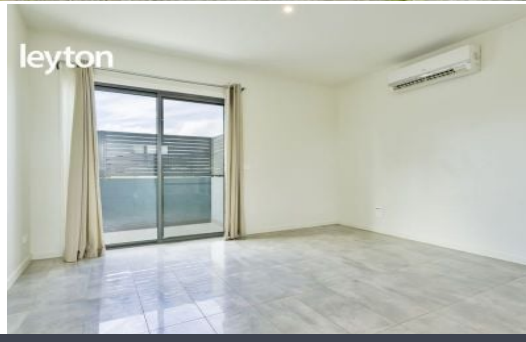

7/33 Leonard Avenue NOBLE PARK

2 1 1

A Young Residence in Noble Park Central

This boutique residence complex is in the heart of Noble Park. Just a moment away from Noble Park Primary School. Walking distance to Noble Park Train Station, bus stops, local shops and local parks and reserves. Easy access to Douglas St, Buckley St and minutes drive to Noble Park Secondary College, Heatherton Rd, M3 and Princes Hwy.

Whether you are a first home buyers, investors or downsizer this is an opportunity to purchase in the hot market of Noble Park Central. Ready for you and your family to move in and enjoy or to let with potential rental return of $350p/w.

Offering two good sized bedrooms with BIRs, stylish bathroom with a toilet through a laundry room, an open plan S/S kitchen with stone benchtops, Bellissimo dishwasher and open plan meals area adjoining living area with a split A/C and a sunny private balcony is just perfect for entertainment and relaxation. Secured underground carpark and storage are also provided for each resident.

PLEASE NOTE:
- All enquiries MUST include a contact telephone number

Kosal Prum
0423 610 870

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7/33 Leonard Avenue, 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.