



30 Comber Street NOBLE PARK

3 1 5

## IDEAL FOR FIRST HOME BUYER OR INVESTOR!

This corner WB home is located within a short walk to Sandown Station, Noble Park Shopping Central, newly upgraded Train Station, Aquatic Centre, Coles Supermarket and multi-cultural groceries and cuisines, doctor clinics, churches, busses and schools. Short drive to Springvale Shopping Centre.

Featuring: formal lounge room, 3 bedrooms with 2 BIRs, kitchen adjoining to meals area, ducted heating, 1 x A/C and all gas appliances. Restumped, resprayed roof, secure roller shutters to windows, colour bond fencing, concreted front yard which offers plenty of car spaces and low maintenance garden.

Land size: 600m2 approx., possible to build 2 dwellings (STCA) or alternatively to knock it down and build your dream home.

Hurry... it won't last!

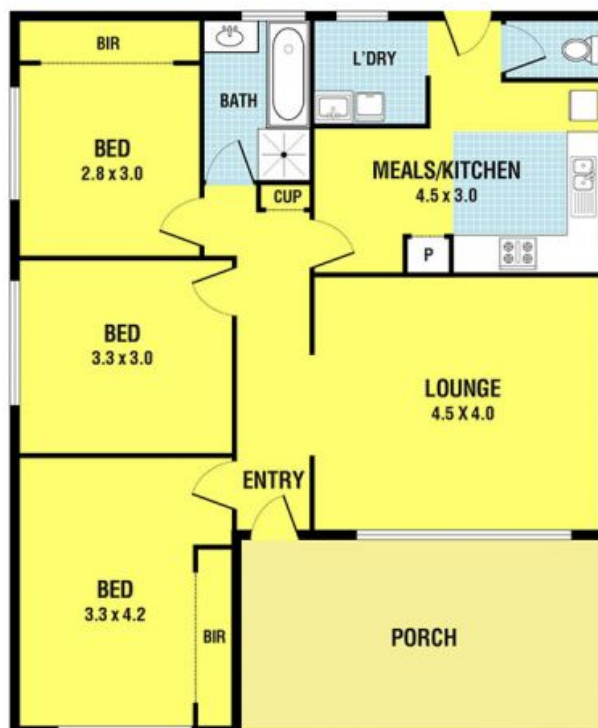
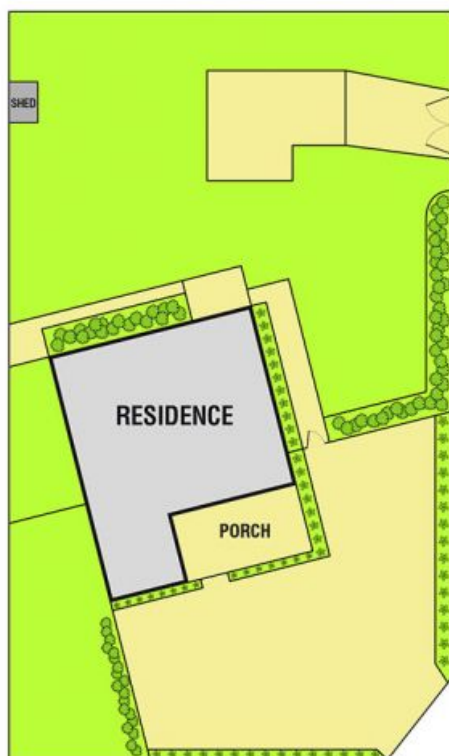
Contact Thu Le or Jeffery Fung.



Thu Le

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## 30 Comber Street, 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.