

leyton



35 Comber Street NOBLE PARK

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## Move in Now, Develop or Build Your Dream Home Later!

Exceptional South facing home with dimensions of approx. 30.48m X 19.5m (L x W), rectangular block of land approx. 600m2, serving the perfect foundation to knock down and build your dream home or duplex design dwelling (STCA).

Located in a highly sought location of Noble Park, only minutes' to Sandown Train 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 and short drive to Springvale Shopping Centre. Surrounded by schools, Heatherhill Primary School, Keysborough College and Killester College just to name a few.

This well-kept 4 bedroom WB home enriched by a front beautiful garden. Other features include:

- Formal lounge with wall A/C, plus family room at rear
- 4 bedrooms, 3 with BIRs
- Split A/C in 4th bedroom
- Ducted heating
- All gas appliances



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## 35 Comber Street, Noble Park



DISCLAIMER:

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