



2/25 Ellt Crescent NOBLE PARK

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### Attention All First Home Buyers and Investors!

Whether you are looking for a first home or a solid investment, this immaculate 3-bedrooms unit sitting on 373m2 (approx.) of land is sure to attract your attention.

This bright and inviting residence provides a wonderful opportunity for the owner occupier to enjoy a peaceful low maintenance lifestyle or for the astute investor looking to capitalize on a great return for their investment. Ideally located within easy reach of amenities such as Harrisfield Primary & Secondary Schools, Ross Reserve Athletics Facilities, Sandown Park Railway Station and easy access to Princes Highway and many more it has to offers.

Original home consists of:

- 3 Bedrooms with BIRs
- 1 Bathroom
- Spacious Living Room
- Spacious Backyard

Potential Rental Income: \$1608 Per Calendar Month

Act with haste and Contact E Sha Hat on 0404 573 447 for inspection



**E Sha Hat**