



3/16 Ellt Crescent NOBLE PARK

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## Private & Family Lifestyle in a Convenient Location!

Attention first home buyers, family starters and savvy investors, this well-kept BV residence nestles within a nice and peaceful street in one of Noble Park's most desirable pockets. Giving you and your family the choice of either wanting to move straight in or to let straight out!

You are conveniently located only minutes' drive to all amenities, in addition too: Sandown Park Train Station, Springvale and Noble Park Centrals, local kindergarten, Harrisfield Primary School and parks and reserves. Easy access to Corrigan Rd and Princess Hwy.

Comprising of 2 good sized bedrooms with BIRs, a generous lounge area adjoining renovated and open planned S/S kitchen with gas cooking, central bathroom, living area with downlights throughout, ducted heating and a Split A/C that offers absolute comfort!

Stepping outside you have a front decked veranda area for both relaxation and entertainment, a spacious and fully fenced private courtyard for your kids to play, a carport for your vehicle and 8 solar panels that will surely give you the added bonus of reducing your electricity bills!

**Leyton Real Estate**

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