



7 Claudia Street NOBLE PARK

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DESIRABLE NOBLE PARK WITH POTENTIAL

This is a fantastic opportunity for all investors, developers could put two dwellings here side by side (Subject To Council Approval) or families whom are planning to build their own single or double storey dream home.

Walk to Primary School, local store, bus stops, Edith Macpherson Park, and just a short drive to Yarraman train, Medical Clinic, Douglas Street shopping and dining precinct, local exotic restaurants and Caf? and more.

On a large rectangular block 634sqm (approx.) with wide frontage 20m (approx.) in a desirable Noble Park location.

Property features:

- Front Porch
- Two living areas
- 3 bedrooms and second living area or a fourth bedroom
- Master bedroom with Full-Ensuite
- Central bathroom
- Two toilets
- Renovated kitchen with elegant cabinetry
- Open-plan Lounge and Dining



Kosal Prum

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