



**13 Forster Street NOBLE PARK**

**Save on stamp duty: Build your home or investment property**

Whether you're a first-time buyer, looking to downsize or invest this is an excellent opportunity to secure a prime piece of real estate in one of Noble Park's most desirable areas. With a range of options available, such as designing your dream home or building an investment property, the possibilities are endless. (STCA Subject to Council Approval).

With a generous land size of 196m2 approx., you'll have plenty of room to create your ideal living space (STCA Subject to Council Approval).

This prime parcel of land is situated in a quiet and peaceful neighborhood, just a stone's throw away from local amenities such as local shops, Sandown Park Train, schools and just a short drive to Springvale Library, Springvale Shopping Centre with local caf? and plenty of exotic restaurants.

So why buy existing home? You can buy and build and save on stamp duty.

Don't miss out on this fantastic opportunity to own a slice of paradise.



**Kosal Prum**

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