



4/111 Kelvinside Road NOBLE PARK

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## WHY PAY RENT!

This property boasts an exceptional location, positioned only 1km away from Sandown Train Station, providing excellent connectivity. It enjoys close proximity to various essential amenities including Noble Park Shopping Central, Aquatic Centre, Noble Park Train Station, bus stops, child care centres, schools, and Ross Reserves.

**Council Rates:** \$216.00 p/q

### Features:

- One spacious bedroom with a built-in robe (BIR)
- A brand-new free-standing cooktop
- Enjoy optimal climate control with split air conditioning
- Recently upgraded with timber laminate flooring
- Secure a car space provided, along with ample street parking for visitors
- Potential rental income of \$300/per week
- Council rate: \$864.80/PA
- Body.corp: \$468/per quarter

Don't miss out on this opportunity. Make scheduling an inspection for this property your top priority.

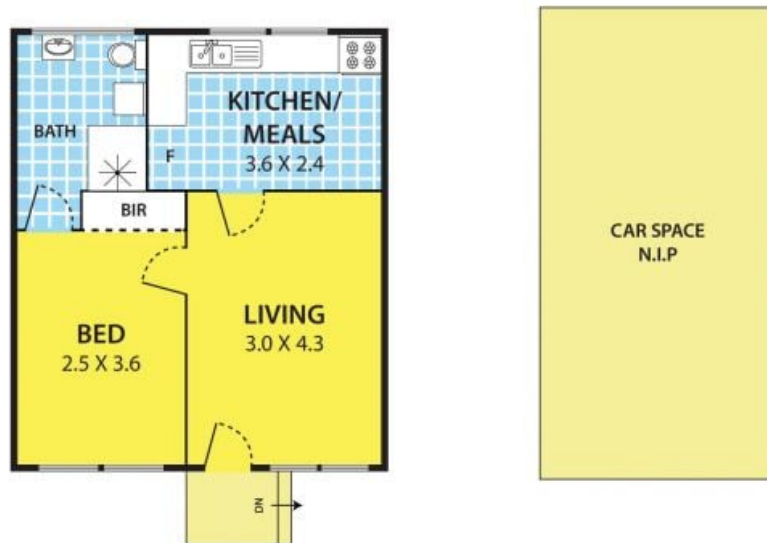
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**DISCLAIMER:**

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