



5/61 Lawn Road NOBLE PARK

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## Ideal for First Home Buyers or Downsizers!

This 2-bedroom unit in Noble Park offers a convenient and comfortable living space. Located just 650 meters from Sandown Train Station, ensuring excellent connectivity. It's within walking distance to Heatherhill Primary School, Keysborough Secondary College Banksia Campus, and other essential amenities including Springvale and Noble Park Shopping Central, Aquatic Centre, Noble Park Train Station, bus stops, child care centres and Ross Reserves.

The living room is spacious, allowing for a comfortable sofa, a coffee table, and entertainment equipment. Large windows provide natural light and pleasant views of the surroundings.

Two bedrooms with built-in robes, an updated bathroom, and timber laminated flooring. Parking is convenient with a secure 1 car carport and ample street parking for visitors.

This property also presents a great rental opportunity with a potential income of \$350-\$380 per week.

Ideal for professionals, students, or small families, this unit

**Council Rates:** \$973.80/year (approx)

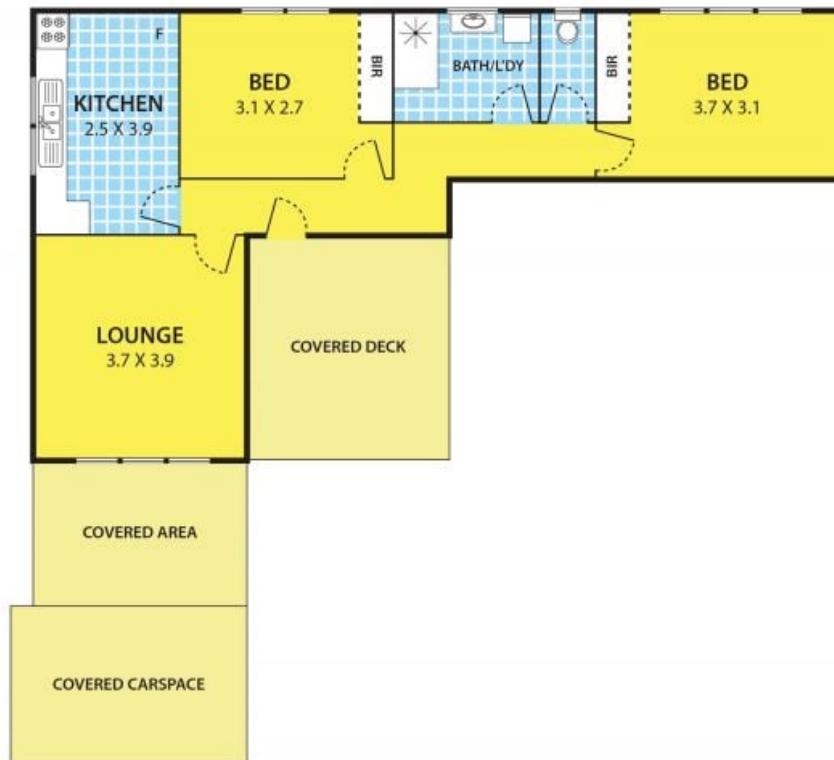
**Water Rates:** \$166.60 p/q



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**DISCLAIMER:**

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