



120 Lightwood Road NOBLE PARK

 3
  1
  3

### Promising Potential For Development!

This charming 3-bedroom home sits on a spacious 637 m<sup>2</sup> block, boasting a serene ambiance with a private setting, ample backyard space, high ceilings, and large windows that flood the interiors with light.

Fantastic location, only 300m from Sandown Park train station, walking distance to Heatherhill primary school, Noble Park Aquatic Centre, Noble Park Centre shops and train station and local buses.

Featuring three well-proportioned bedrooms, a bathroom with a separate shower and bath, and a roomy living area with gas heating, it offers a single garage with storage, split air-conditioning, gas cooking, and inviting outdoor space/ sunroom.

With potential for subdivision (STCA), this property combines suburban living with nearby amenities such as Noble Park shops, schools, train stations, and recreational facilities, making it an ideal choice for diverse interests.

A great opportunity for homeowners, investors, or developers.

Call Thu Le 0421 903 814



**Thu Le**

0421 903 814

# 120 Lightwood Road, NOBLE PARK



DISCLAIMER:

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