



27 Comber Street NOBLE PARK

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## Prime Opportunity to Rebuild or Redevelop (STCA)..

Wide frontage 19.50m on a sizable block 600 sqm approx., close to Springvale border, this vinyl cladding three-bedroom home offers excellent scope on which to start afresh and rebuild a dream family home. Alternatively, you may wish to follow the lead and enter into a modern duplex project (STCA).

Excellent location, walking distance from Sandown Train Station, buses and Heatherhill Primary school, easy access to Noble Park Shopping Plaza, Aquatic Centre, Ross Reserve, Keysborough College (Banksia Campus), Corrigan and Heatherton Roads and a short drive to fast growing Springvale Shopping Complex.

### Property features:

- 19.50m frontage x 30.5m depth
- Three comfortable bedrooms with BIRs
- Spacious living room, floating timber floors
- Kitchen with meals area
- Renovated bathroom and 2 toilets
- Additional study/office room



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