

7/36. Stuart Street, Noble Park

## Modern Comfort & Low-Maintenance Living in Central Noble Park

Positioned in a convenient and well-connected pocket of Noble Park, this thoughtfully designed double-story residence offers a practical layout, multiple living options and low-maintenance appeal-ideal for first home buyers, families or investors.

The home is cleverly arranged across two levels, providing flexibility and separation of space. On the ground floor, a well-sized bedroom with built-in robe is serviced by a central bathroom, making it perfect for guests, extended family or those seeking single-level living convenience. A dedicated study further enhances the functionality of this level, ideal for working from home or additional storage.

Upstairs, the home opens into a light-filled living and dining area, creating a warm and inviting space for everyday living. The adjoining kitchen is well-appointed with ample bench space, quality appliances and practical layout, seamlessly connecting to the main living zone. Step out onto the balcony to enjoy a relaxed outdoor setting, perfect for entertaining or unwinding.

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**FOR SALE**  
\$530,000 to \$570,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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The upper level also features a second bedroom with robe, serviced by a central bathroom, ensuring comfort and convenience for occupants.

Additional highlights include a private courtyard with shed and water tank, further enhancing the home's practicality.

#### Key Features:

- Two bedrooms across two levels, both with robes
- Two sleek bathrooms
- Dedicated study/home office
- Light-filled open-plan living and dining area
- Well-appointed kitchen with ample storage
- Balcony for outdoor relaxation
- Private courtyard with shed and water tank
- Undercover car spaces plus an additional off-street parking space
- Split-system air conditioning and ducted heating
- Functional and low-maintenance design
- Quiet, private position in a boutique complex

Situated in a highly convenient Noble Park location, this home is within close proximity to Noble Park Primary School, Keysborough Secondary College and local childcare options. Enjoy easy access to Parkmore Shopping Centre, Noble Park shops and a range of dining options. With nearby parks, public transport including Noble Park Train Station, and quick access to Princes Highway and Eastlink, this location offers outstanding connectivity and everyday convenience.

A thoughtfully designed residence delivering the perfect balance of lifestyle and everyday convenience - ideal for those seeking effortless living.

Enquire today to arrange your inspection and secure this fantastic opportunity.

#### DISCLAIMERS:

Every precaution has been taken to establish the accuracy of the above information; however, it does not constitute any representation by the vendor, agent or agency. Our floor plans are for representational purposes only and should be used as such. We accept no liability for the accuracy or details contained in our floor plans. Due to private buyer inspections, the status of the sale may change prior to pending Open Homes. As a result, we suggest you confirm the listing status before inspecting. All information contained herein has been provided by the vendor, the agent accepts no liability regarding the accuracy of any information contained in this brochure.

#### MORE DETAILS

Property ID                   A08HWR  
Property Type               Townhouse

#### Rohullah Paykari 0423 649 553

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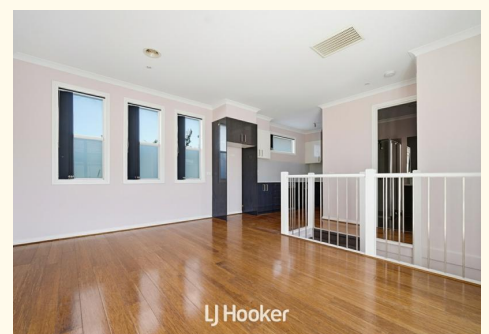
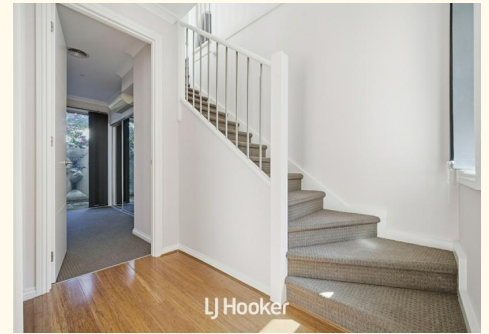
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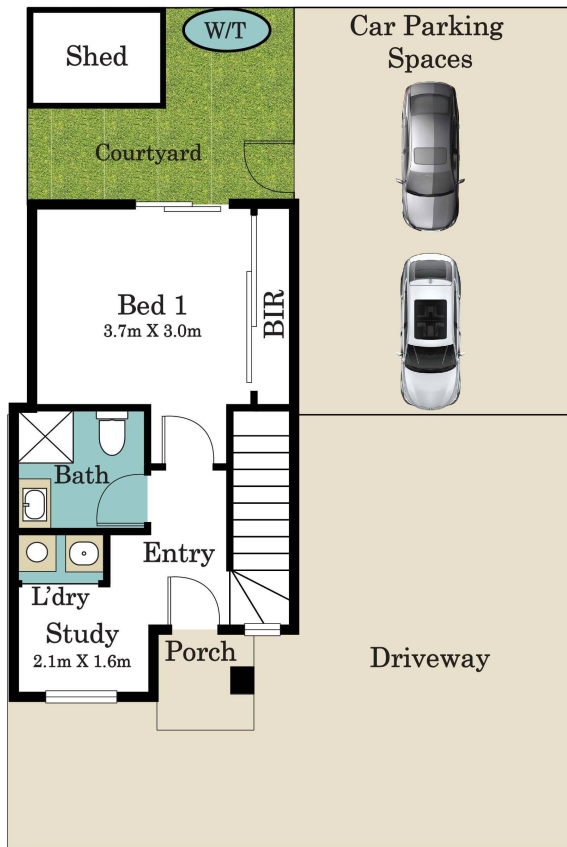
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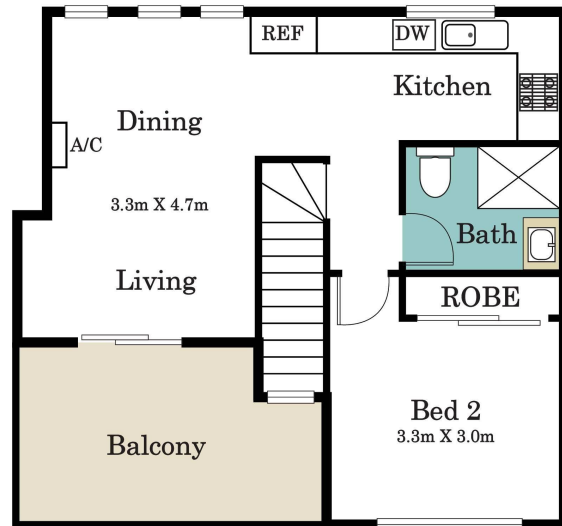
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## Ground Floor



## First Floor



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\* Dimensions are approximate and for illustrative purposes only