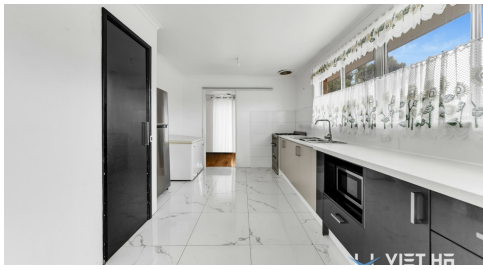
1 TASMA PLACE, NOBLE PARK, VIC, 3174









SOLD

SOLD $820,000 BY VIET HA

Income-Generating Property with Tennis Court & Future Development Potential (S.T.C.A.)

THE GOOD BITS
Investors prepare to be impressed by this exceptional three-bedroom residence at 1 Tasma Place, Noble Park — a property that seamlessly combines solid rental returns with outstanding future potential. Currently tenanted on a month-to-month basis and generating reliable income, this substantial family home is positioned on a generous 558 m² allotment in one of Melbourne's most culturally diverse and rapidly developing suburbs.

WHAT YOU'LL LOVE
Step inside to discover a thoughtfully designed residence featuring three comfortable bedrooms, a spacious lounge room, and a practical study perfect for modern working arrangements. The home showcases beautiful floorboards throughout, creating a warm and inviting atmosphere that tenants love. Climate control is assured with ducted heating, gas heating, air conditioning, and split system air conditioning ensuring year-round comfort.

The heart of this home extends seamlessly outdoors, where entertaining becomes effortless with multiple outdoor areas including a deck, courtyard, and dedicated outdoor entertainment area. The fully fenced property provides complete privacy and security, while the impressive tennis court adds exceptional value and recreational appeal that's rare to find in this price range.

- Two-car spare plus additional workshop space
- Comprehensive security with alarm system
- Solar panels 6KW reducing energy costs
- Multiple sheds for abundant storage

The outdoor spaces truly set this property apart from the competition. Beyond the tennis court, you'll find established gardens, entertaining areas, and plenty of room for families to enjoy. The substantial land size offers potential for future development or simply provides the space and privacy that's increasingly hard to find so close to Melbourne's centre.

Noble Park's strategic location places you just 25 kilometres from Melbourne's CBD with excellent transport connections via two nearby railway stations on the Pakenham/Cranbourne line. The area has undergone significant government investment in recent years, including the

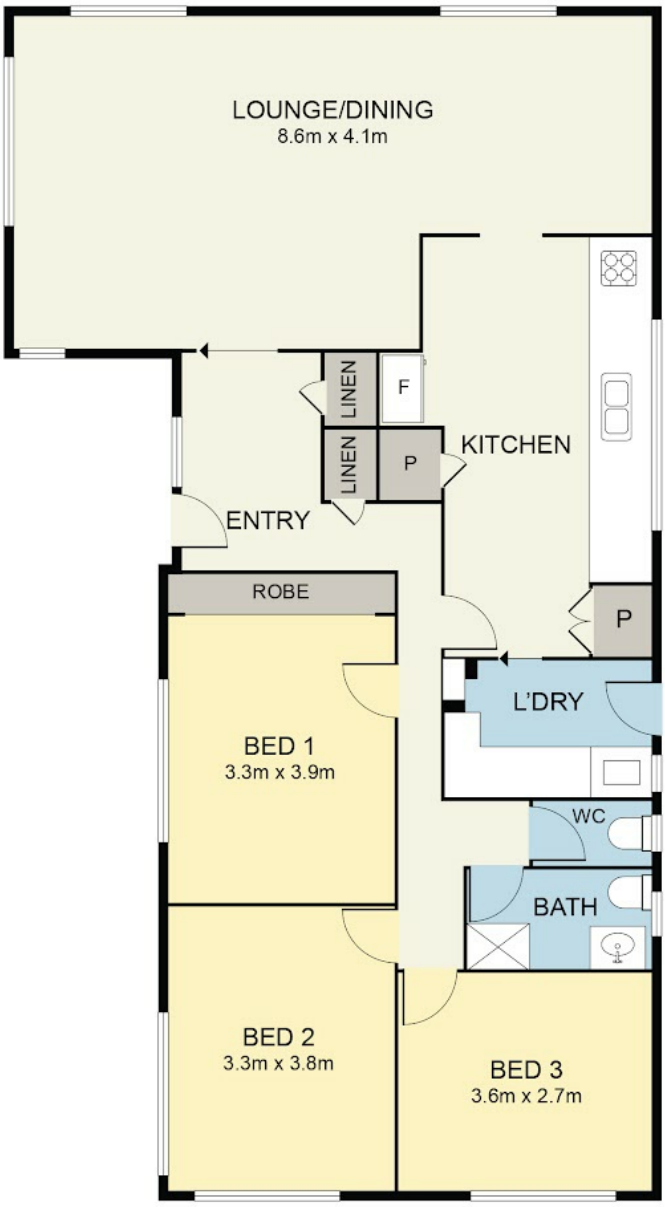
3 BED | 1 BATH | 0 CAR

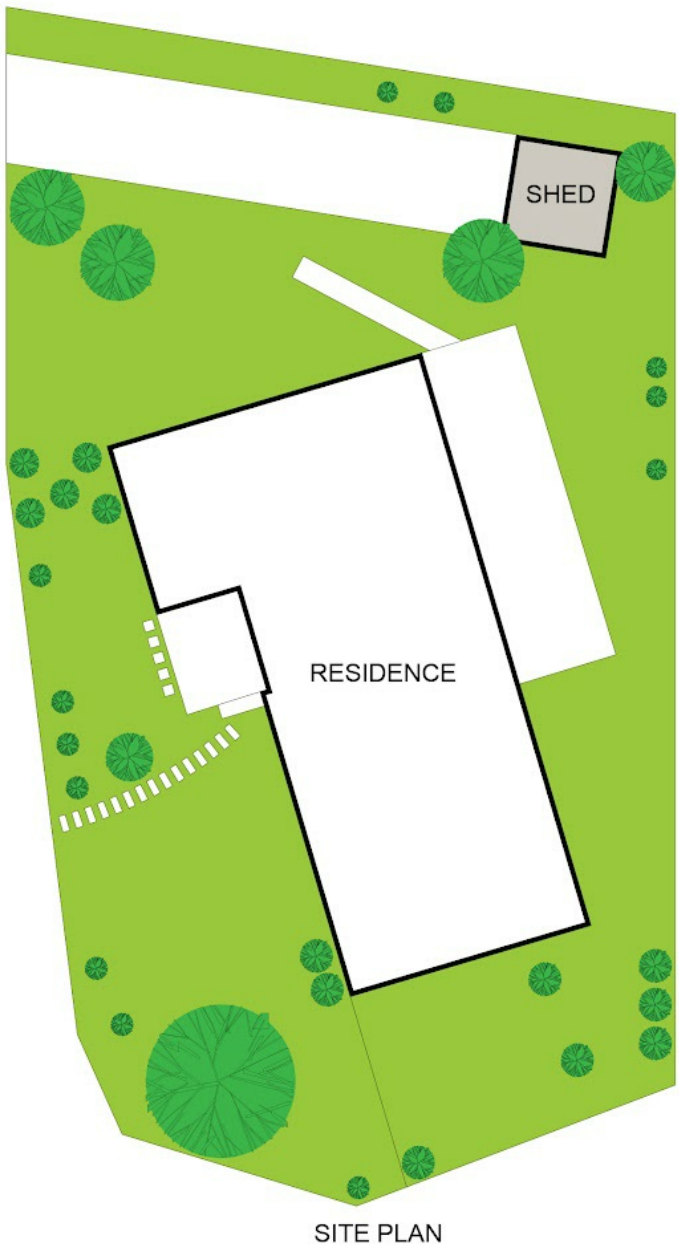
PRICE:
$820,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

DISCLAIMER

PLANS SHOWN ARE MARKETING PURPOSE ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCECPTED. INTRESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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