

4/6 KIRK STREET, NOBLE PARK, VIC, 3174



FOR SALE

MODERN 3BR TOWNHOUSE - NOBLE PARK OWNER OCCUPATION, INVESTMENT GEM!

THE GOOD BITS

This fully tenanted 3-bedroom townhouse at 4/6 Kirk Street presents an exceptional opportunity in Noble Park's thriving multicultural community. With reliable rental income already secured, this modern townhouse offers the perfect blend of contemporary living and investment potential in one of Melbourne's most diverse and well-connected suburbs.

WHAT YOU'LL LOVE

Step inside this thoughtfully designed residence where comfort meets practicality across every level. The three generous bedrooms feature built-in wardrobes, while the master enjoys the luxury of its own ensuite, complementing the main family bathroom, while the modern kitchen comes complete with a dishwasher for effortless entertaining.

The outdoor spaces truly set this property apart from the competition. A spacious deck flows seamlessly to an outdoor entertainment area, perfect for gatherings with family and friends. The private courtyard provides a tranquil retreat, while additional sheds offer valuable storage solutions. The fully fenced property ensures complete privacy and security, making it ideal for families or investment purposes.

- Remote garage for secure vehicle accommodation
- Fully fenced 179 m² block ensuring complete privacy
- Multiple outdoor entertaining areas, including a deck and designated entertainment space
- Secure parking with additional storage sheds
- Charming courtyard, perfect for relaxation or small gatherings
- Site cost allowance – minimum 7.1-Star Energy Rating
- 2,700 mm high ceilings on the ground floor
- LED downlights to entry, kitchen, and living areas
- Overhead kitchen cupboards adjacent to rangehood
- 20 mm stone kitchen benchtops and 20 mm stone bathroom benchtops, multi-head system

Noble Park's rich multicultural heritage creates a vibrant community atmosphere that residents love to call home. With 60% of residents born overseas representing over 121 different

3 BED | 2 BATH | 2 CAR

PRICE:
\$680,000 - \$748,000

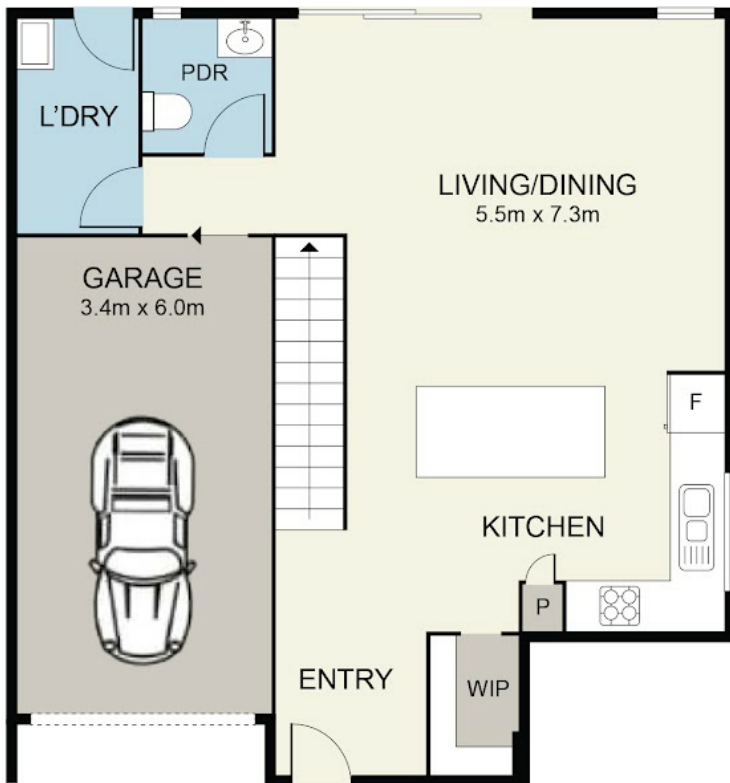
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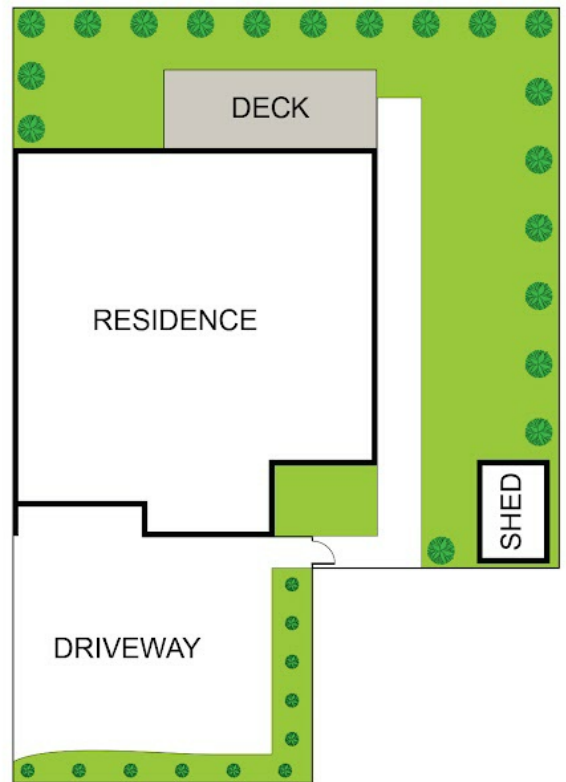
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FIRST FLOOR



GROUND FLOOR



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 ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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