

**1/1 Pearl Street, Glenroy, Vic 3046**



**Sold Townhouse**

Friday, 29 September 2023

1/1 Pearl Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 264 m2**

**Type: Townhouse**



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**\$782,000**

Welcome to 1/1 Pearl Street, Glenroy - an exceptional opportunity in the thriving real estate scene. This inviting 3-bedroom, 2-bathroom residence, complete with a lock-up garage, presents an ideal prospect for both homebuyers and astute investors. Situated in a prime location, this street-facing home is conveniently close to everything you could desire. You'll find yourself just a stone's throw away from shops, cafes, parklands, local schools, and many transport options. Whether you're looking to settle down or expand your investment portfolio, this property offers the perfect canvas to make your real estate dreams come true. Don't miss out on this promising opportunity in the heart of Glenroy. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick & rendered Townhouse • Built-in 2010 approx. • Land size of 264m<sup>2</sup> approx. • Building size of 20sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S 900mm appliances including a Bosch dishwasher, stone benchtops, breakfast bench, ample cupboard space, finished with polished timber flooring • Sizeable open-plan meals & separate living zone with polished timber flooring • 3-Bedrooms with WIRs & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined/separate toilet & tiled flooring • Powder room with single vanity • Separate laundry with single trough • New Fujitsu split system heating & cooling in all main areas • Additional features include high ceilings, roller blinds, ample storage areas, plus more • Street-facing home with courtyard. Established gardens with trees, garden beds, lawn, pavers & water tank • Single remote garage with rear access to the courtyard • Potential Rental: \$600 - \$650 p/w approx. • Body Corp/Strata Insurance: \$450 p/q approx.

**THE AREA:** • Close to Glenroy Shopping Village, Wheatsheaf & Pascoe Vale Rd. Glenroy train station, and bus hub • Surrounded by parks, reserves & local schools including Northern Golf Club • And only 12.5km from the CBD with easy City Link and Ring Road, and airport access • Zoned Under the City of Merri-bek - General Residential Zone

**THE CLINCHER:** • Invest wisely where schools, shops, cafes, and parks are just moments away • Experience street-facing comfort in this Glenroy gem

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979