

# 1/10 Howard Court, Glenroy, Vic 3046



## Sold House

Monday, 27 May 2024

1/10 Howard Court, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 379 m2

Type: House



Marwan Abdulwahed  
0420647396



Frank Antonello  
0404999064

**\$610,000**

Step into a blend of comfort and convenience with this charming, street-facing three-bedroom home, ideally positioned in the heart of Glenroy. This delightful residence, updated throughout to ensure a contemporary lifestyle, is perfectly suited for first-time homebuyers or astute investors. Enjoy the ease of access to local amenities with schools, shops, eateries, parks, and transport links just a stone's throw away. Each room is bathed in natural light, highlighting the sleek finishes and spacious living areas. Whether you're settling in or stepping into the property market, 1/10 Howard Court offers an unparalleled opportunity to own a piece of Glenroy's serene suburbia. Don't miss out on making this ideal spot your new home or next investment. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick House • Single Level, Updated • Built-in 1970's approx. • Land size of 379m<sup>2</sup> approx. • Building size of 16sq approx.

**THE FINER DETAILS:** • Kitchen with S/S appliances, ample benchtops, breakfast bench, ample cupboard space, finished with timber flooring • Sizeable meals & living zone with timber • 3-Bedrooms with carpeted flooring • 1-Bathroom with shower, single vanity, toilet & tiled flooring • Laundry with single trough • Heating & cooling • Street facing home with established front & rear gardens, trees, garden beds & lawns • Single carport • Potential Rental: \$550 - \$600 p/w approx.

**THE AREA:** • Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park train station, & bus hub • Surrounded by parks, reserves & schools, plus Northern Golf Club • Only 12.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - General Residential Zone

**THE CLINCHER:** • Discover your perfect start in vibrant, convenient Glenroy living today! • Step into style & convenience-ideal for investors or first-timers

**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.

Marwan Abdulwahed: 0420 647 396 Frank Antonello: 0414 567 768