

**1/132 Evell Street, Glenroy, Vic 3046**



**Sold House**

Saturday, 23 September 2023

1/132 Evell Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 389 m2**

**Type: House**



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**\$575,000**

Presenting 1, 132 Evell Street, Glenroy - a delightful 3 bedroom corner home that has been thoughtfully updated. This charming residence boasts a spacious fenced front yard, complete with a magnificent lemon tree, providing the perfect spot to relax and unwind. Additionally, there's a rear courtyard for your convenience. This property is an ideal choice for first-time homebuyers, young families, or savvy investors. Located in close proximity to schools, shops, cafes, parklands, and more, it offers the perfect blend of convenience and comfort. Plus, the added advantage of being on a corner allotment enhances the appeal of this fantastic opportunity. Don't miss out on the benefits this home has to offer! Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:**

- Brick corner home
- Built-in 1970s and recently updated
- Land size of 389m<sup>2</sup> approx.
- Building size of 15sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with freestanding gas stove/oven, ample benchtops, breakfast bench, cupboard space, double S/S kitchen sink, tiled splash back, finished with hardwood timber flooring
- Sizeable meals and living zones with hardwood timber flooring
- 3 bedrooms in total with hardwood timber flooring, 2 with built-in robes
- 1 bathroom with shower, floating single vanity, separate toilet, and tiled flooring
- Separate laundry with a double trough
- Gas heating and ducted evaporative cooling
- Additional features include ample storage areas, roller blinds and curtains, recently updated and a low maintenance appeal
- Corner allotment with established gardens, trees, garden beds, a lemon tree, and lawns plus a garden shed
- Single carport
- Potential Rental: \$450 - \$500 p/w approx.
- Body Corp/Strata: TBCTHE AREA:

• Close to West, East and Middle St Shopping and Cafe area. Glenroy, Gowrie and Fawkner train station, and bus hub

• Surrounded by parks, reserves and local schools including the 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 - Neighbourhood Residential Zone

**THE CLINCHER:**

- Invest in this corner home and enjoy the extra space and privacy that sets it apart
- A generous garden area at the front and rear to enjoy

**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.

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