

**1/16 Isla Avenue, Glenroy, Vic 3046**

**Townhouse For Sale**

Tuesday, 2 January 2024



1/16 Isla Avenue, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 207 m2**

**Type: Townhouse**



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**\$665k - \$695k**

Located in the heart of Glenroy, 1, 16 Isla Avenue offers an appealing opportunity for homebuyers and investors alike. This charming townhouse, facing the street, provides the convenience of urban living with its proximity to shops, schools, cafes, parklands, and excellent transport links. With 3 bedrooms and 2 bathrooms, this home features an open-plan living area that effortlessly connects to a private courtyard, making it perfect for entertaining. The gourmet kitchen adds a touch of luxury to this low-maintenance lifestyle. Don't let the chance slip away to make this ideal Glenroy home with a double garage yours. Make your move today - Contact C+M Residential.. 'Helping You Find Home..' THE UNDENIABLE: • Brick Townhouse • Built-in 2020 approx. • Land size of 207m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Concrete slab THE FINER DETAILS: • Kitchen with S/S appliances including a dishwasher, 2-tone cabinetry, stone benchtops, breakfast bench with waterfall edging, ample cupboard space, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, single vanity, combined & separate toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include a video intercom, high ceilings, LED lighting, roller blinds, timber staircase, black tapware & fittings, plus so much more • Street facing home with large front yard, a courtyard with established gardens, garden beds, lawns, decking, a water tank & garden shed • Double remote garage with rear access • Potential Rental: \$540 - \$580 p/w approx. • Strata Insurance: \$250 p/qtr approx. THE AREA: • Close to West St Glenroy Shopping Village. Glenroy, Gowrie & Oak Park train station, & bus hub • Surrounded by parks, reserves & local schools including 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: • Comfort & convenience await with a street facing presence • Super low maintenance for the perfect lifestyle PLUS a double garage - BONUS! 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