

# 1/19 Anselm Grove, Glenroy, Vic 3046



## Sold House

Friday, 3 May 2024

1/19 Anselm Grove, Glenroy, Vic 3046

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 230 m2

Type: House



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**\$850,000**

Introducing 1/19 Anselm Grove, Glenroy-a newly built Townhouse that epitomises modern living through its architectural design and flawless finishes. This front-facing home features four spacious bedrooms, along with two or three stylish bathrooms, and offers a versatile retreat area or study, catering perfectly to those with a dynamic lifestyle who appreciate balance and beauty. Set over two levels, this residence combines the convenience of low-maintenance living with no compromise on space or luxury. A double garage provides extensive room for both vehicles and storage, complementing interiors adorned with exquisite features that blend comfort with elegance. Ideal for first home buyers, families, or investors, the property is situated in a lively community near a plethora of amenities. Enjoy proximity to local shops, cafes, and restaurants, as well as parks, schools, and transport links. Embrace a life of sophistication and convenience at 1/19 Anselm Grove. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Townhouse. Built-in 2024 approx. • Land size 230m<sup>2</sup> approx. • Building size 20sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with black appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging & pendant lighting, mirrored splash back, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study/Home office or retreat area with engineered flooring • 4-Bedrooms with robes & carpeted flooring, master with ensuite • 3-Bathrooms with shower, bathtub to main, single & double vanity, combined toilet & floor to ceiling tiles • Laundry with single trough • Split system heating & cooling in all main areas • Additional features include a security alarm system, high ceilings, LED lighting, black tapware & fittings, pendant lighting, frosted glass, day & night roller blinds, timber staircase, plus more • Landscaped gardens with a courtyard, decking, trees, garden beds, lawns, water tank & garden shed • Double remote garage with rear & internal access • Potential Rental: \$650 - \$700 p/w approx. • Body Corp/Strata Insurance: TBCTHE AREA: • Close to Glenroy Shopping Centre, Pascoe Vale Rd. Glenroy & 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:** • Brand-new Townhouse with brilliant finishes & a contemporary design • Double garage + 4-bed + 3-bath + retreat/study = WINNING!

**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