

**1/26 Daley Street, Glenroy, Vic 3046**



**Sold Townhouse**

Tuesday, 26 September 2023

**1/26 Daley Street, Glenroy, Vic 3046**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 206 m2**

**Type: Townhouse**



Marwan Abdulwahed  
0420647396

**\$583,000**

Experience easy living in this 2-bedroom, street-facing townhouse situated at 1/26 Daley Street, Glenroy. Featuring two flexible living areas, this modern sanctuary is just a hop, skip, and a jump away from local schools, retail shops, cafes, and green spaces. Conveniently close to public transport, you'll find speedy travel to both Melbourne CBD and the Airport a breeze. Ideal for first-home buyers, those looking to downsize, or smart investors, this property embodies modern comfort and convenience in Glenroy's core. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick & Rendered Townhouse • Built-in 2015 approx. • Land size of 206m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, island bench, ample cupboard space, finished with tiled flooring • Sizeable open-plan meals & living zones with tiled flooring • Study/Home office or retreat area with built-in cupboard & carpeted flooring • 2-Bedrooms with robes & carpeted flooring, master with 2-way bathroom access & balcony • 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring • Powder room with a single vanity • Separate laundry with a single trough • Ducted heating plus split system heating & cooling • Additional features in this low-maintenance home include high ceilings, roller blinds, frosted glass, plus more • Street facing with established gardens, trees, garden beds & lawns plus a balcony. • Private courtyard with pavers & water tank • Single remote garage with rear access • Potential Rental: \$440 - \$480 p/w approx. • Body Corp/Strata: TBCTHE AREA: • Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park 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 - Neighbourhood Residential Zone

**THE CLINCHER:** • Modern design meets a low-maintenance lifestyle, ideal for busy professionals • Two flexible living zones offer space to relax or a place to study

**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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