

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



**Sold Townhouse**

Wednesday, 16 August 2023

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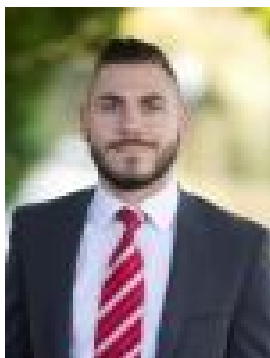
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 215 m2**

**Type: Townhouse**



Daniel Imbesi  
0393060422

**\$850,000**

**\*Fixed Date Sale Closing Monday 21st August at 11am\*** Discover a home that epitomizes excellence! This stunning street frontage townhouse has been meticulously crafted by proud owners who prioritized the highest standard of living, meticulous attention to detail, and a well-designed floor plan that maximizes natural light and comfort. Embrace the joy of cooking in the fully appointed kitchen, ideal for preparing family feasts. With four bedrooms, including a remarkable home office, this home offers space for all your lifestyle needs. The location is highly sought after, being in close proximity to Penola College, Glenroy West Primary School, Glenroy train station, Oak Park Children's Centre, Pascoe Vale Road shopping strip and numerous local parks. This is an opportunity not to be missed!

**PROPERTY SPECIFICATIONS:**

- Land size of approximately 215m<sup>2</sup>
- Building size of approximately 172m<sup>2</sup> (18.5 squares)
- Downstairs, the main bedroom features beautiful engineered flooring, a dual roller blind, inverter air-conditioner, ensuite, and walk-in robe
- Upstairs, three large bedrooms offer carpeted flooring, with the 2nd bedroom boasting city skyline views. The 3rd bedroom is fully appointed as a study/home office with custom-made, high quality cabinetry and bookshelves, while the 4th bedroom serves as a children's playroom. All rooms are equipped with dual roller blinds and two bedrooms upstairs have DAIKAN air conditioners
- The formal entry leads to a stunning kitchen and a spacious, sunlit living area with an open layout and engineered hardwood floors. This north-facing zone offers a delightful view of the private courtyard, creating a perfect setting for stylish indoor/outdoor entertaining.
- The amazing kitchen boasts vinyl-wrapped cabinetry, 40mm stone benchtops with a waterfall edge on the breakfast bench. Itve 900mm stainless steel stove with 5-burner gas hot plate and electric oven, rangehood, dishwasher, pantry, tiled splashback, LED lighting and pendant light fixtures
- The central bathroom upstairs features a vanity with stone benchtop, bath, shower with a rain head, quality wall and floor tiling and LED lighting.
- Ensuite includes a double shower, floor-to-ceiling tiling, large vanity/basin, and LED lighting
- Powder rooms are available on both floors, each with a toilet, vanity cabinet, and mirror
- European laundry with a single trough, built-in shelves, and tiled splashback
- Outside, entertain on a stunning timber deck, accessed through double sliding doors from the living area, surrounded by low maintenance gardens and a side access including a door leading to the garage
- A single remote entry garage with internal access to the home and an additional off-street car space on title on a private driveway
- Features include: 4 inverter air-conditioners, BOSCH alarm system, 3 built in, wired security cameras, doors over 2.3m high throughout, data points in all bedrooms and living room, and a power outlet available for a sliding front gateway if required. This home is truly special and not to be missed!

**LOCATION BENEFITS:**

- Approximately 750m to Glenroy train station and bus hub
- 542 Bus service across on William Street taking you through to Pascoe Vale & Roxburgh Park
- Approximately 400m to Penola Catholic College
- Approximately 1000m to Oak Park Children's Centre
- Located within a short distance to many local parks and schools
- Glenroy is located 12.5km's North of the CBD with terrific Citylink, ring road and airport access