

**1/36 Harold Street, Glenroy, Vic 3046**



**Sold Townhouse**

Friday, 1 March 2024

**1/36 Harold Street, Glenroy, Vic 3046**

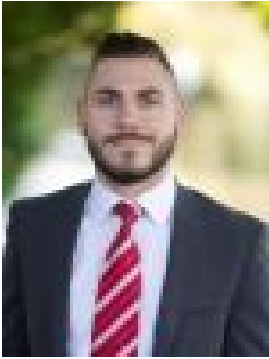
**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 234 m2**

**Type: Townhouse**



Daniel Imbesi  
0393060422

**\$845,000**

\*Fixed Date Sale Closing Wednesday 13th March at 5pm\*Deceptively spacious and wonderfully maintained, this commanding four-bedroom townhouse sits securely behind a fully fenced front yard complete with electric sliding gate. Offering great flexibility for the growing family with generous living proportions, bedroom and bathroom accommodation on the ground floor & low maintenance gardens, this should be at the top of your shopping list. Not to mention we are conveniently placed 850m (approx.) to Glenroy station/bus hub, Glenroy Hub & Library located on the next street, and many local schools and parklands within the vicinity.PROPERTY SPECIFICATIONS: - Land size of 236m<sup>2</sup> (approx.)- A bedroom located on the ground floor with sliding built in robes and hardwood timber flooring- Three additional bedrooms upstairs, two of those with sliding built in robes, ceiling fan and carpeted flooring, master bedroom complete with walk in robe, ceiling fan and ensuite- A fully appointed kitchen boasting 40mm stone benchtops, S/S appliances including Blanco oven and dishwasher, Fisher & Paykel 5 burner gas cooktop and rangehood, pantry, appliance cupboard, breakfast bench with 40mm waterfall edge stone benchtop, pendant lighting and glass splashback- Generous living and dining zones complimented with natural hardwood timber flooring and dual sliding door access to the courtyard- Three bathrooms service the home, one downstairs, two upstairs, all boasting a shower, toilet and vanity with the central bathroom upstairs also containing a bathtub- Full size laundry with extensive built in cabinetry and built-in sink- Outside, two fully fenced yards, a low maintenance private landscaped courtyard to the rear with extensive paving, and a second additional outdoor space at the front offering great flexibility- An electric sliding gate opens up to a single remote entry garage complete with a fully equipped 2nd kitchen and two additional off street car spaces- Packed with extras including: ducted heating, evaporative cooling, alarm system, ducted vacuum, security doors, great storage throughout with multiple linen closets and much more.LOCATION BENEFITS:- 850m (approx.) to Glenroy train station and bus hub- 450m (approx.) to Glenroy Hub, Child Centre & Library- 500m (approx.) to Corpus Christi Primary School- 550m (approx.) to Glenroy Central Primary & Glenroy College- Glenroy is located 12.5km's North of the CBD with terrific City Link, Ring Road, major arterial roads and airport accessPotential Rental Return - \$640 - \$660 per week\*\*The stated rental return is an approximation and serves as a guide based on the current market rate in March 2024. Actual returns may vary\*\*