

1/44 Valencia Street, Glenroy, Vic 3046



Sold Townhouse

Friday, 22 December 2023

1/44 Valencia Street, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 214 m2

Type: Townhouse



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\$742,500

Presenting 1, 44 Valencia Street, Glenroy! This fantastic Townhome, complete with a DOUBLE garage, has been meticulously designed with the utmost quality and style in mind. Featuring three spacious bedrooms, two well-appointed bathrooms, and a charming courtyard, you'll be delighted by the generous open-plan layout that floods the space with natural light, creating an inviting atmosphere. The low-maintenance garden provides a tranquil haven away from the city's hustle and bustle, offering ample space for outdoor activities or simply unwinding amidst the serene surroundings. With its proximity to all essential amenities, this home won't stay on the market for long. Make your move today - contact C+M Residential.. 'Helping You Find Home.'

THE UNDENIABLE: • Brick Townhouse • Built in 2022 approx. • Land size of 214m² approx. • Building size of 17s/q approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with black glass 900mm appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging & pendant lighting, ample cupboard space, undermount kitchen sink, walk-in pantry, black tapware & fittings, finished with Tasmanian Oak timber flooring • Sizeable open plan meals & living zone with Tasmanian Oak timber flooring • Retreat or study area with carpeted flooring • 3-Bedrooms in total with carpeted flooring, 2 with BIR, master with WIR & ensuite • 2-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles • Separate laundry with storage & bench space plus a single trough • Powder room at ground level with single vanity • Reverse split system heating & cooling in all main areas • Additional features include video intercom, high ceilings, square set ceiling finishes, LED lighting, roller blinds, frosted glass to some, plus more • Street facing home with rear courtyard, landscaped gardens, garden beds & lawn plus a garden shed & water tank • Double remote garage with rear & internal access • Potential Rental: \$540 - \$580 p/w approx. • Body Corp: TBCTHE AREA: • Walk to West St Shopping Village, close to Gowrie, Glenroy & Jacana 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 City of Merri-bek - Neighbourhood Residential Zone

THE CLINCHER: • A near new home with nothing to do but move straight in • Low maintenance home in popular area, close to everything - BONUS!

PREFERRED TERMS: • Deposit of 10% • Settlement of 30/45/60 days

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