

# 1/49 Isla Avenue, Glenroy, Vic 3046



## Sold House

Friday, 29 September 2023

1/49 Isla Avenue, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 332 m<sup>2</sup>

Type: House

**\$737,500**

Welcome to your dream family home! This stunning street-front dual occupancy residence offers an unparalleled lifestyle in a highly sought-after location, boasting proximity to schools, shops, and zone 1 public transport. Key Features: A weatherboard home with three generously proportioned bedrooms, two of which feature mirrored sliding built-in robes. A separate formal lounge is adorned with an ornate fireplace, creating a cozy atmosphere. A fully appointed kitchen equipped with quality stainless-steel appliances, including a dishwasher, catering to culinary enthusiasts. An expansive dining/family room bathed in natural light has French doors that open onto an undercover pergola and a fully paved and low maintenance private courtyard, perfect for hosting gatherings. The central bathroom features a vanity, shower, and toilet. Additional convenience includes a separate laundry with ample cupboard space and a second toilet. Parking space for two cars on title ensures hassle-free parking. The land size is approximately 332m<sup>2</sup>. Additional Features: • Split-system air-conditioning, evaporative cooling and ceiling fans. • Tastefully landscaped surroundings. • Polished timber floors in living areas and carpets in bedrooms. • No body corp fees. • Excellent rental potential: Estimated at \$450-\$470 per week. • Two toilets for added convenience. • 6.6Kw rooftop solar system. • Double glazed timber windows • LED Downlights among other exceptional features. Location Advantages: A short stroll to West Street shopping strip, parks, and local schools. Conveniently close to Glenroy train station for effortless commuting. Glenroy is strategically positioned just 12.5km North of the CBD, providing easy access to City Link, Ring Road, major arterial roads, and the airport. Don't miss out on this exceptional opportunity to make this updated and immaculate residence your own.