

# 1/49 Valencia Street, Glenroy, Vic 3046



## Sold House

Wednesday, 10 April 2024

1/49 Valencia Street, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 319 m2

Type: House



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**\$725,000**

Nestled in the heart of Glenroy, 1/49 Valencia Street offers a meticulously renovated haven blending modern comforts with timeless charm. Step inside to discover a stylish ambience, featuring 3 bedrooms and an inviting formal lounge with a cosy fireplace, perfect for chilly winter nights. Outside, a charming, covered deck overlooks a lush garden. With a remote-controlled single carport for convenience and beautifully landscaped front and rear yards, this home provides a serene backdrop for relaxation and entertainment. Conveniently located near Glenroy train station, West Street shopping and café hub, parks, schools, and major freeways, this property symbolises suburban living. Don't miss out on the chance to call this your forever home! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Weatherboard Dual-Occ • Built-in 1960s approx. Updated 2000s • Land size of 319m<sup>2</sup> approx. • Building size of 12sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with S/S appliances, ample benchtops & cupboard space, tiled splash back, S/S kitchen sink, pendant lighting, finished with hardwood timber flooring • Sizeable meals & separate formal living zone, both with hardwood timber flooring • 3-Bedrooms with robes & hardwood timber flooring • 1-Bathroom with shower over bathtub, single vanity, combined toilet & tiled flooring • Laundry with single trough & 2nd toilet • Ducted heating, open fireplace, spit system heating & cooling • Additional features include high ceilings, roller blinds, pendant lighting, ample storage areas, plus more • Established gardens with a courtyard, covered decked patio, trees, garden beds, lawns, water tank & garden shed • Single remote open garage/carport, car space for additional car • Potential Rental: \$550 - \$600 p/w approx.

**THE AREA:** • Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park train station, & bus hub • Surrounded by parks, reserves & schools, plus Northern Golf Club • Only 12.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:** • Fully renovated with original charm restored! • Splendid, decked courtyard to relax & enjoy

**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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