

**1/90 Evell Street, Glenroy, Vic 3046**



**Sold House**

Saturday, 30 September 2023

1/90 Evell Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 318 m2**

**Type: House**



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**\$720,500**

Welcome to 1, 90 Evell St, Glenroy - where modern living meets convenience in the heart of Glenroy. This is a beautifully renovated 3-bedroom home positioned proudly at the front amongst just three on the block. Step into the spacious open-plan layout that seamlessly integrates living, dining, and kitchen areas, creating a harmonious flow. Every corner of this home has been thoughtfully updated, from the sleek new kitchen to the stylish bathroom and fresh flooring throughout. Enjoy the sun-kissed decked courtyard, a perfect spot to unwind or entertain guests. Whether you're a first-time home buyer, savvy investor, young family, retiree, or looking to downsize, this property caters to all. Embrace the convenience of being near local schools, shops, cafes, parklands, and excellent transport links. Your new chapter starts at 1, 90 Evell St - a modern haven in the heart of Glenroy. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick & Rendered Home • Built-in 1980s approx. • Fully updated 2023 • Land size of 318m<sup>2</sup> approx. • Building size of 18sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with 900mm black glass Domain appliances including a dishwasher, 2-tone cabinetry, stone benchtops, breakfast bench with waterfall edging & pendant lighting, ample cupboard space, featured tiled splash back, LED lighting, finished with engineered flooring • Sizeable open-plan meals & living zones with built-in units & engineered flooring • 3-Bedrooms with mirrored robes & engineered flooring • 1-Bathroom with shower, double vanity, black tapware & fittings, combined toilet & floor to ceiling tiles • Separate laundry with a single trough, built-in bench & cupboards plus 2nd toilet • Fireplace in living area, ducted heating & evaporative cooling throughout • Additional features include a security alarm system, day & night roller blinds, high ceilings, LED lighting, plus more • Landscaped gardens with trees, garden beds & lawns. Courtyard with decking • Single remote garage with rear access • Potential Rental: \$600 - \$650 p/w approx. • Body Corp/Strata: TBCTHE AREA: • Close to East & West St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park 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 the City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:** • 3-bed haven, fresh from the ground up. Perfect for first-time buyers, investors & downsizers • Street facing and only 3 on the block

**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. Marwan Abdulwahed: 0420 647 396 Tim Ilyas: 0431 686 495