

**1/94 Daley Street, Glenroy, Vic 3046**



**Unit For Sale**

Tuesday, 19 March 2024

1/94 Daley Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 242 m2**

**Type: Unit**



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**\$625k - \$675k**

Nestled in the vibrant heart of Glenroy, 1/94 Daley Street presents an enticing opportunity for those seeking modern living with convenience at their doorstep. This fully updated dual-occupancy residence boasts three bedrooms and displays contemporary charm at every turn. Meticulously restored to showcase the finest features and fittings, it offers a comfortable haven for first-home buyers, young families, downsizers, or savvy investors alike. The property's prime location ensures easy access to local schools, shops, cafes, parklands, and transportation options, catering to diverse lifestyle needs. Whether it's a morning stroll to nearby amenities or a leisurely afternoon in the tranquility of the courtyard, this home offers a perfect blend of urban connectivity and suburban serenity. Ideal for entertaining guests or simply unwinding with a cup of coffee or a glass of wine, the cosy courtyard provides a versatile outdoor space for every occasion. Don't miss the chance to make this exquisite residence your own and experience the essence of modern living in Glenroy. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Weatherboard Dual-Occ
- Built-in 1980 approx. Fully updated
- Land size of 242m<sup>2</sup> approx.
- Building size of 15sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with S/S appliances, ample benchtops & cupboard space, black kitchen sink, wine rack, tiled splash back, finished with hardwood timber flooring
- Sizeable meals area with hardwood timber flooring
- Separate living zone with hardwood timber flooring
- Study nook/vanity in bedroom
- 3-Bedrooms with hardwood timber flooring, 2 with robes
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring
- Laundry with single trough & storage
- Gas log fireplace & evaporative cooling

Additional features include a security alarm system, plantation shutters, window furnishings, high ceilings, black tapware & fittings, plus more

- Street facing home with decked porch. Courtyard with built-in seating, established gardens, trees, garden beds, lawns & a garden shed
- Car space for 2 vehicles
- Potential Rental: \$500 - \$550 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 updated + street facing home
- Hampton style look with all the bells & whistles

**THE TERMS:**

- Deposit of 10%
- Settlement of 60/75/90 days

Secure your **INSPECTION** Today by using our booking calendar via the **REQUEST INSPECTION** button...\*

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