

**1 William Street, Glenroy, Vic 3046**



**House For Sale**

Friday, 23 February 2024

**1 William Street, Glenroy, Vic 3046**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 239 m2**

**Type: House**



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**AUCTION this Saturday @ 1:30 PM: \$800k - \$880k**

Introducing 1 William St, Glenroy - a magnificent corner side-by-side Townhome nestled in a highly popular locale. Boasting an array of modern luxuries, this residence offers the perfect blend of comfort and convenience. Featuring 3 bedrooms, 2 bathrooms, and a dedicated home office study area, it caters effortlessly to contemporary living demands. The open plan layout enhances spaciousness, while the low-maintenance design ensures ease of living both indoors and out. With its own separate driveway and no body corporate fees, this property offers unmatched independence. The kitchen is a true masterpiece, perfect for culinary enthusiasts and entertainers alike. Situated in close proximity to schools, shops, eateries, parklands, and transport options, including Pascoe Vale Road just a short stroll away, this home presents an unparalleled lifestyle opportunity. Ideal for discerning homebuyers seeking modern comforts and convenience, 1 William St is a must-see destination. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Corner Townhouse • Built-in 2023 approx. • Land size of 239m<sup>2</sup> approx. • Building size of 20sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S 900mm Domain appliances including a dishwasher, stone benchtops, island bench with pendant lighting, double under mount sink, microwave nook, ample cupboard space, 2-tone cabinetry, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • Study/Home office with built-in dual desks and timber flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, single vanity, combined toilet, black tapware & fittings & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough & rear access • Ducted reverse heating & cooling • Additional features include a security alarm system & video intercom, high ceilings, LED lighting, timber staircase, day & night roller blinds, frosted glass, 3.5kw solar power system, double glazed windows all around, colourbond steel front fence plus more • Corner home with landscaped gardens with a courtyard, brand new mod-wood timber decking, trees, garden beds, lawns & water tank. Balcony off the master bedroom • Single remote garage with internal access, driveway for additional car • Potential Rental: \$650 - \$700 p/w approx.

**THE AREA:** • Close to Glenroy Central Shopping on Pascoe Vale Rd. Glenroy & 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:** • The perfect corner place to call home - your 'forever' home • Convenience with everything at your doorstep - schools, shops, eateries, parklands, & transportation

**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. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979