

**106 Loongana Avenue, Glenroy, Vic 3046**



**House For Sale**

Saturday, 13 January 2024

106 Loongana Avenue, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 595 m2**

**Type: House**



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## AUCTION | \$800K-\$850K

On a brilliant allotment of approximately 595m<sup>2</sup>, this long held and well-loved family home in the popular ANA Estate offers a fantastic opportunity to nest, invest or develop in a family-friendly neighbourhood. The brick veneer home comprises two bedrooms, a spacious front lounge, a good size timber kitchen combined with meals area, study, separate laundry, and bathroom with tub. The backyard houses a large shed with lots of space to enjoy on the 595m<sup>2</sup> (approx) allotment. Additional features include split system cooling, a side driveway off Palana Street, and the home has been restumped with concrete underpinnings and updated with double-glazed windows. Add your own personal touches to update and make the home truly your own, with a great backyard for the kids, and the convenience of a walk to school, with shops and public transport all within a few minutes' walk. And being set on a corner block, those looking to the future will love the potential to redevelop the site with a brand new configuration (STCA). Located within walking distance of the Glenroy campus of Penola College, with Glenroy West Primary School also nearby, close to Glenroy central shopping and amenities, bus routes and train station, whichever option you take, there is no doubt this is a home worth investing in.