

# 114 Melbourne Avenue, Glenroy, Vic 3046



## Sold House

Wednesday, 4 October 2023

114 Melbourne Avenue, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 4

Area: 599 m2

Type: House



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**\$815,000**

Situated at 114 Melbourne Avenue, Glenroy, this original single-level brick home offers a remarkable opportunity in a highly sought-after location. Nestled on a generous 599m<sup>2</sup> approx of prime residential land, with a convenient bus stop right at your doorstep and Glenroy railway station just a short stroll away, the possibilities are abundant. Whether you envision a renovation of the existing home or see the potential to build (STCA) this property caters to a wide range of buyers. Don't miss out on this outstanding chance to make your mark in Glenroy's real estate market. Call today to schedule your inspection. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Single-level brick house • Built-in 1960s approx. • Land size of 599m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with gas appliances, ample benchtops & cupboard space, finished with hardwood timber flooring • Sizeable separate meals & living zone with hardwood timber flooring • 2-Bedrooms with hardwood timber flooring • 1-Bathroom with shower, bathtub, single vanity, separate toilet • Separate laundry with single trough • Heating & cooling • Additional features include window blinds, storage areas, plus more • Large allotment with established gardens, trees, garden beds & lawns • Garage plus long driveway for additional cars • Potential Rental: \$500 - \$550 p/w approx.

**THE AREA:** • Close to West & East 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:** • Clean, original home on a large allotment • Re-build, renovate, invest or develop (STCA) the choice is you!

**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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