

# 118 Evell Street, Glenroy, Vic 3046



## House For Sale

Tuesday, 11 June 2024

118 Evell Street, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 738 m2

Type: House



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**\$765k - \$795k**

Discover the charm of 118 Evell Street, Glenroy-a classic brick beauty set on a generous 738m<sup>2</sup> (approx.) allotment. This well-maintained home offers endless possibilities, whether you're considering a renovation, extension, or redevelopment (STCA). Perfect for both homebuyers and investors, this property boasts a prime location close to local schools, parks, shops, cafes, and excellent transport options. The home is neat and ready for you to move straight in or to lease out while you plan your next steps. With its versatile potential and sought-after location, 118 Evell Street is a win-win opportunity waiting for you to seize. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick House
- Built-in 1980's approx.
- Land size of 738m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with gas appliances, ample benchtops & cupboard space, breakfast bench, finished with tiled flooring
- Sizeable open-plan meals area with tiled flooring
- Living room with carpeted flooring
- 3-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
- Laundry with single trough
- Ducted & wall heating, split system, air-conditioner & ceiling fans
- Additional features include window blinds, ample storage areas, plus more
- Established gardens front & rear with a large alfresco, trees, garden beds, lawns & garden shed
- Single garage plus driveway for additional parking

**Potential Rental:** \$550 - \$600 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:**

- Seize this prime Glenroy gem-endless potential!
- Unbeatable Glenroy location-everything you need is just steps away!

**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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