

# 1&3/19 Anselm Grove, Glenroy, Vic 3046

## House For Sale

Thursday, 18 April 2024



1&3/19 Anselm Grove, Glenroy, Vic 3046

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 230 m2

Type: House



Claudio Cuomo  
0419315396



John Nguyen  
0433928979

**EOI: \$795k - \$865k**

Expressions Of Interest Ending Tuesday 14th May 2024 @ 5pm Presenting 1 & 3 /19 Anselm Grove, Glenroy - a fine selection from 2 brand new homes, one street-facing and another rear Townhouse that redefines modern living with its architecturally designed spaces and impeccable finishes. These brand-new homes with four generous bedrooms, two & three stylish bathrooms, and a versatile retreat area or study to Unit 1, perfectly complements a fast-paced lifestyle with a need for balance and beauty. Spanning two levels, these residences is the essence of low-maintenance living without compromising on space or luxury. The double garage to unit 1 provides ample room for vehicles and storage, while the interiors are decked with stunning features that ensure comfort meets elegance. Ideal for first home buyers, families, or investors, this property is positioned in a vibrant community close to an array of amenities. Enjoy easy access to local shops, cafes, and restaurants, along with nearby parklands, schools, and transport options. Make the move to 1 or 3 /19 Anselm Grove and experience a lifestyle where every detail has been crafted for enjoyment and convenience. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Townhouse. Built-in 2024
- Land size Unit 1: 230m<sup>2</sup> & Unit 3: 158m<sup>2</sup> approx.
- Building size Unit 1: 20sq & Unit 3: 17sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with black appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging & pendant lighting, mirrored splash back, finished with engineered floors
- Sizeable open-plan meals & living zone with engineered floors
- Study/Home office or retreat area engineered floors to Unit 1
- 4-Bedrooms to both Units with robes & carpeted floors, master with ensuite
- 2 & 3-Bathrooms with shower, bathtub to main, single & double vanity, combined toilet & floor to ceiling tiles
- Laundry with single trough
- Split system heating & cooling in all main areas
- Additional features include a security alarm system, high ceilings, LED lighting, black tapware & fittings, pendant lighting, frosted glass, day & night roller blinds, timber staircase, plus more
- Landscaped gardens with a courtyard, decking, trees, garden beds, lawns, water tank & garden shed
- Double & single remote garage with rear & internal access
- Potential Rental: \$650 - \$700 p/w approx.
- Body Corp/Strata Insurance: TBCTHE AREA:
- Close to Glenroy Shopping Centre, 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 - General Residential Zone

**THE CLINCHER:**

- Brand-new Townhouses with brilliant finishes & a contemporary design
- UNIT 1: Double garage + 4-bed + 3-bath + retreat/study = WINNING!

**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