

**166 Daley Street, Glenroy, Vic 3046**



**Sold House**

Friday, 3 November 2023

166 Daley Street, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Area: 674 m2**

**Type: House**



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**\$660,000**

Welcome to 166 Daley St, GLENROY - a remarkable opportunity awaits on this spacious 674m<sup>2</sup> approx allotment. Situated in the heart of Glenroy, this property is perfect for investors, homebuyers looking to start afresh, or developers with a vision (STCA). This generous land size opens the door to endless possibilities. For investors, it's an ideal chance to secure a property with growth potential. If you're a homeowner with dreams of crafting your own space, this blank canvas is ready for you. Developers take note - the potential for multiple dwellings or other exciting ventures could become a reality here (STCA). The location ensures it's always in demand. You'll be just steps away from public transport, making commuting a breeze. Schools, cafes, parklands, and shops are also close by. Get in touch today to discover the endless possibilities this property has to offer. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • House • Built-in 1960s approx. • Land size of 674m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with ample benchtops & cupboard space, finished with tiled flooring • Meal area with tiled flooring • Separate formal living zone with carpeted flooring • Bungalow or studio as a bonus - great for home business, extra bedrooms - the choice is yours • 2-Bedrooms with carpeted flooring • 1-Bathroom with shower over bathtub to main, single vanity, separate toilet & tiled flooring • Separate laundry with single trough • Heating • Large allotment with established gardens, trees including fruit trees, garden beds & lawns. • Single garage with separate storage area, tandem carport & driveway for additional cars • Potential Rental: \$440 - \$480 p/w approx.

**THE AREA:** • Close to West & East St Glenroy Shopping Village. Glenroy, Gowrie & Oak Park train station, & bus hub • Surrounded by parks, reserves & local schools including 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:** • Potential for multiple dwellings or your custom dream home (STCA) • Investor's Delight: A solid addition to your portfolio, offering both yield and potential appreciation

**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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