

**17/131 Glen Huntly Road, Elwood, Vic 3184**

**b** buymyplace

**Sold House**

Thursday, 4 April 2024

17/131 Glen Huntly Road, Elwood, Vic 3184

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 31 m2**

**Type: House**



buymy place  
1300289697

**\$249,000**

Phone Enquiry ID: 224953 Well equipped, bright studio apartment 31.2 m2 located on the first floor of a two-story building built in 1994, with a treed outlook. Ideal first home or investment property. Light filled open plan living area with a separate shower room and modern fitted Ikea kitchen. Potential for creating a bedroom. Excellent location and only a few minutes' walk to the vibrant atmosphere of Elwood village, golf course, tennis court and beaches and excellent transport routes on your doorstep with proximity to the CBD. (Tram 67 8 mins walk, Elsternwick station 10 mins walk) Elwood College and Elwood primary school catchment zone. Renovated recently. Built-in Ikea kitchen fitted with gas hob, electric fan oven, extractor, double sink and dishwasher. New water heater fitted in 2020. Recently decorated. Laminated wood flooring newly fitted in 2020. Electricity was renovated in 2020. Very low monthly charges: Quarterly fees 310 Dollars (Strata Owner Corporate) City of Port Philip Tax 530 Dollars per year. Return 2021-2022 during pandemic 13300 Dollars. Visits by appointment only please call to arrange and confirm inspections. This flat has AirBnB guests all year round usually providing 1500 Dollars monthly. To get a copy of section 32 please contact us by email