

**173A West Street, Glenroy, Vic 3046**



**Townhouse For Sale**

Monday, 27 May 2024

173A West Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 234 m2**

**Type: Townhouse**



Phillip Castro  
0428097070



Marwan Abdulwahed  
0420647396

**\$665k - \$695k**

Welcome to 173A West Street, Glenroy-a delightful 3-bedroom, 2-bathroom home with a double garage, perfect for first home buyers, young families, or savvy investors. Nestled in a prime location, this residence offers the convenience of being close to West Street's vibrant shops and cafes, local schools, a bustling bus hub, and the train station. Step inside to discover an open plan living area that seamlessly flows into a covered patio, ideal for year-round entertaining. With parks and more at your doorstep, this single-level gem truly has it all. Don't miss your chance to secure a piece of Glenroy's charm! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Villa Unit
- Single Level Home
- Built-in 2005 approx.
- Land size of 234m<sup>2</sup> approx.
- Building size of 15sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S Westinghouse appliances including a 900mm stove top, dishwasher, ample benchtops & cupboard space, tiled splash back, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- 3-Bedrooms with robes & carpeted flooring, master with ensuite
- 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring
- Laundry with single trough, storage cupboards & rear access
- Ducted heating & split system heating & cooling
- Additional features include a security alarm system, high ceilings, window blinds, shutters, ample storage areas, plus more
- Established gardens front & rear with a covered patio, courtyard, trees, garden beds, lawns & a garden shed
- Double remote garage with rear roller door & internal access

**Potential Rental:** \$550 - \$580 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:**

- Perfect backyard retreat for relaxing & entertaining all year round
- Prime Glenroy location near shops + schools + parks + public transport

**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.

Phillip Castro: 0428 097 070  
Marwan Abdulwahed: 0420 647 396