

**18A Watt Avenue, Oak Park, Vic 3046**



**Sold House**

Monday, 27 November 2023

18A Watt Avenue, Oak Park, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 216 m2**

**Type: House**



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**\$840,000**

Presenting an alluring modern corner Townhome at 18A Watt Ave, nestled in Oak Park's prime locale. Ideal for first-time buyers, growing families, or savvy investors. This corner home offers open-plan, low-maintenance living at its finest. With 3 bedrooms, 2 bathrooms, a convenient study nook, and the added bonus of NO body corp fees ever, it's the perfect place to call home. Take leisurely strolls to Snell Grove & Devon Rd's vibrant shopping and café strip, Oak Park Station, and multiple bus routes. You'll appreciate the proximity to childcare centres, primary and secondary schools, picturesque parks, and the Northern Golf Club plus seamless access to Citylink, Melbourne CBD, and Airport. Don't miss the opportunity to explore 18A Watt Ave, Oak Park, today! Make your move today - Contact C+M Residential.. 'Helping You Find Home.' THE UNDENIABLE: • Brick Corner Townhouse • Built-in 2020 approx. • Land size of 216m<sup>2</sup> approx. • Building size of 21sq approx. • Foundation: Concrete slab THE FINER DETAILS: • Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench with double under-mount kitchen sink & waterfall edging, ample cupboard space, finished with timber tiled flooring • Sizeable open-plan meals & living zone with timber tiled flooring • Study nook area with engineered timber tiled flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Separate laundry with single trough, built-in cupboards & bench space, plus rear access • Split system heating & cooling in all main areas • Additional features include a security alarm system, video intercom, high ceilings, black tapware & fittings, LED lighting plus more • Corner block with courtyard, established gardens with trees, garden beds, lawns, aggregate concrete & water tank • Single remote garage with internal access • Potential Rental: \$650 - \$700 p/w approx. • Body Corp/Strata Insurance: N/A THE AREA: • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips • Oak Park & Glenroy train station & bus hub • Surrounded by parks, reserves & local schools • And only 11.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - Neighbourhood Residential Zone THE CLINCHER: • Modern living and style, just steps from shops, parklands, & transport • Who doesn't love a corner allotment! 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