

**2/10 Churchill Street, Glenroy, Vic 3046**



**Unit For Sale**

Wednesday, 8 May 2024

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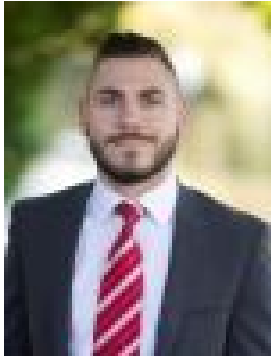
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 194 m2**

**Type: Unit**



Daniel Imbesi  
0393060422

**\$680,000 - \$720,000**

\*Fixed Date Sale Closing Tuesday 11th June at 5pm\*Quietly nestled at the rear of only a block of two, and with no body corporate fees, this single level delight will be sure to catch your eye. Offering generous living proportions and timber bi-fold doors that open up to a low maintenance private courtyard, you'll be eager to invite your friends and family over to entertain. Not to mention we are so well located only 550m (approx.) to Glenroy station and shopping strip, Corpus Christi Primary and many other local schools and parks all within the vicinity, this is one home to add to the shopping list!PROPERTY SPECIFICATIONS:- 3 Spacious bedrooms with sliding mirrored built in robes, master bedroom complete with ensuite, walk in robe and sliding door access to a small lightwell- An open plan living/dining zone boasting split system air-conditioner and timber bi-fold doors that open up to a private low maintenance courtyard- Tastefully designed kitchen boasting 40mm stone benchtops, 600mm stainless steel Westinghouse appliances including 4 burner gas hot plate, electric under bench oven and rangehood, dishwasher, double pantry and a breakfast bench- Central bathroom offering semi-frameless shower, bathtub, single vanity, floor to ceiling tiles and a separate toilet- Ensuite servicing the master bedroom with shower, toilet, single vanity and floor to ceiling tiles- Outdoors, a generously sized low maintenance private courtyard perfect to entertain in with friends and family- Single remote entry garage with an additional off street car space- Additional features include: gas ducted heating, alarm system, video intercom and moreLOCATION BENEFITS:- 550m (approx.) to Glenroy Train Station & shopping strip- 400m (approx.) to Corpus Christi Primary School- 700m (approx.) to Glenroy Central & Glenroy College- 534 & 536 Bus Stops on Melbourne Avenue taking you through to Coburg & Gowrie- Glenroy is located 12.5km's North of the CBD with terrific City Link, ring road and airport accessPotential Rental Return - \$590 - \$630 per week\*\*The potential rental return is an approximation and serves as a guide based on the current market rate in May 2024. Actual returns may vary\*\*