

2/10 Lytton Street, Glenroy, Vic 3046



Townhouse For Sale

Wednesday, 17 April 2024

2/10 Lytton Street, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 124 m2

Type: Townhouse



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\$450k - \$495k

Nestled in the vibrant heart of Glenroy, this single level villa home, presents a perfect entry level opportunity to get your foot into the Real Estate market, whether to owner occupy or invest. With a location that is a stone's throw from an array of local amenities, cafes, shops, schools, parks and transport options, ensuring everything you need is always within easy reach. Perfectly suited for a variety of lifestyles, this home offers a golden opportunity for first home buyers eager to step onto the property ladder, retirees or downsizers seeking a low-maintenance living space, and investors looking to enrich their portfolio with a valuable addition. 2/10 Lytton Street is more than just a dwelling; it's a wise investment into a lifestyle desired by many. This is truly the perfect little gem in Glenroy, ready to welcome its new owners. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Villa Unit
- Built-in 2010 approx.
- Land size of 124m² approx.
- Building size of 11sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with gas appliances, ample benchtops, breakfast bench, cupboard space, tiled splash back, finished with tiled flooring
- Sizeable open-plan meals are with tiled flooring
- Separate living zone with engineered flooring
- 2-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring
- Laundry with single trough & rear access
- Gas wall heating plus split system
- Additional features include roller blinds, storage areas, low-maintenance plus more
- Established gardens with a covered & decked courtyard, trees & garden beds
- Single remote garage plus a car space

Potential Rental: \$400 - \$440 p/w approx.

Body Corp/Strata Insurance: \$350 p/qrt approx.

THE AREA:

- Close to Glenroy Shopping Centre. Glenroy & 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 - General Residential Zone

THE CLINCHER:

- Vibrant community, unmatched convenience, your perfect lifestyle awaits
- Minimal upkeep + more leisure, the ultimate comfort home

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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