

**2/12 Salisbury Street, Glenroy, Vic 3046**



**Unit For Sale**

Friday, 20 October 2023

2/12 Salisbury Street, Glenroy, Vic 3046

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**EOI: \$269k - \$295k**

Expressions Of Interest Ending Tuesday 14th November 2023 @ 5pm Nestled in the heart of Glenroy, specifically at 2/12 Salisbury Street GLENROY, mere moments from the bustling Pascoe Vale Road shops and dining spots, you'll discover this charming one-bedroom ground-floor apartment. It's an ideal option for first-home buyers, downsizers, or savvy investors, combining both convenience and security. As you step through the door, you'll be greeted by a flexible layout that offers choices for both front and rear entry. The well-lit lounge and dining area flow seamlessly into a modernized kitchen. The spacious bedroom features a private ensuite for your comfort. Additional perks include an audio intercom system, a shared laundry facility for added convenience, and a designated parking space. What's more, CityLink access is just a ten-minute drive away, ensuring excellent connectivity to the city. Glenroy Station, supermarkets, ATC Cook Reserve, and the Glenroy Tennis Club are all within easy reach, making this apartment a stellar choice for those seeking a comfortable and well-located residence. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Ground floor with dual entry • Updated apartment • Built-in 1960s approx. **THE FINER DETAILS:** • New kitchen with S/S electric appliance, ample benchtops & cupboard space, finished with new engineered timber flooring • Sizeable meals & living zone with built-in shelving & new engineered timber flooring • 1-Bedroom with built-in robe & new engineered timber flooring • 1-Bathroom/ensuite with shower over bathtub, vanity, toilet & tiled flooring • Laundry area • Wall heating • Additional features include a security intercom, blinds, low maintenance, plus more • Established gardens on grounds with trees, garden beds & lawns • Car space included • Potential Rental: \$320 - \$360 p/w approx. • Body Corp/Strata Insurance: TBCTHE AREA: • Close to Shopping Village. Glenroy & Oak Park train station, and bus hub • Surrounded by parks, reserves & local schools including Northern Golf Club • And only 12.5km from the CBD with easy City Link and Ring Road, and airport access • Zoned Under the City of Merri-bek - General Residential Zone **THE CLINCHER:** • Discover the perfect blend of style and practicality in this Glenroy one-bedroom retreat • Super low-maintenance appeal close to everything you need • Updated & ready for you to move straight in **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