

**2/156 Melbourne Avenue, Glenroy, Vic 3046**

**Sold Townhouse**

Monday, 4 March 2024



2/156 Melbourne Avenue, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 124 m2**

**Type: Townhouse**



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**\$660,000**

Welcome to 2/156 Melbourne Avenue, Glenroy - your perfect opportunity in the heart of this vibrant suburb. This charming 2-bedroom, 2-bathroom open-plan Townhouse offers the best in low-maintenance living, making it an ideal choice for first-time homebuyers looking to enter the property market. With its sleek design and functional layout, it's also a great fit for downsizers seeking ease of living or savvy investors looking to expand their portfolio. Situated in a prime location, this property is a stone's throw away from local schools, shops, inviting cafes, parklands, and convenient transport options, including less than a 10 minute walk to Glenroy station. Don't miss your chance to call this Townhouse your own and experience the best of Glenroy living! Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Townhouse • Built-in 2018 approx. • Land size of 124m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S appliances including a 900mm stove top and a dishwasher, stone benchtops, breakfast bench, ample cupboard space, under mount kitchen sink, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • Study/home office or retreat area with timber flooring • 2-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles • Additional 3rd toilet at ground level • Separate laundry with single trough • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include a security alarm system, video intercom, high ceilings, LED lighting, ample storage areas, roller blinds, frosted glass, timber staircase, plus more • Covered alfresco tiled area, established gardens with trees, garden beds, lawns, garden shed & water tank • Single remote garage with rear & internal access • Potential Rental: \$500 - \$550 p/w approx. **THE AREA:** • Close to West St Glenroy Shopping Village, Glenroy, Gowrie & Oak Park train station, & bus hub • Surrounded by parks, reserves & local schools including 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:** • Retreat or Home office = Flexible work from home options • 2 beds + 2 baths is a rare find in 2 bed town homes **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