

**2/165 West Street, Glenroy, Vic 3046**



**Sold Townhouse**

Saturday, 23 September 2023

2/165 West Street, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 137 m2**

**Type: Townhouse**



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**\$640,000**

Discover the charm of 2, 165 West Street, Glenroy! This inviting 2-bedroom home boasts a convenient double study nook area and a serene private courtyard. With its low-maintenance design, you'll have more time to enjoy the nearby local parklands, schools, shops, cafes, and transportation options. The easy access to the CBD and Melbourne Airport adds to the convenience. Whether you're a first-time homebuyer, a young family, a professional couple, or someone looking to downsize, this property is the ideal choice for a comfortable and well-connected lifestyle. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2011 approx. • Land size of 137m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with 900mm S/S appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, tiled splash back, finished with hardwood polished timber flooring • Sizeable open-plan meals & living zones with stacker doors to courtyard & hardwood polished timber flooring • Study Nook with Home Office zone, double built-in desk/shelving & hardwood polished timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring • Powder room with single vanity • Separate laundry with single trough • Split system heating & cooling in all main areas • Additional features include high ceilings, LED lighting, roller blinds, frosted glass, timber staircase, ample storage areas, plus more • Decked courtyard with established gardens, garden beds, & water tank • Single remote garage with rear roller door • Potential Rental: \$450 - \$500 p/w approx. • Body Corp/Strata: \$750 p/a approx.

**THE AREA:** • Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & 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 - Neighbourhood Residential Zone

**THE CLINCHER:** • Embrace convenience, style, and comfort in this low-maintenance home • Only a brief walk to the beloved West Street boutiques and dining spots

**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