

**2/17 Apsley Street, Glenroy, Vic 3046**



**Sold Townhouse**

Tuesday, 27 February 2024

2/17 Apsley Street, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Townhouse**



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**\$650,000**

Expressions Of Interest Ending Tuesday 19th March 2024 @ 5pm Introducing 2/17 Apsley Street, Glenroy! Nestled in a prime location, this Townhouse offers the perfect blend of comfort and convenience. Boasting 2 bedrooms, 2 bathrooms, and a versatile retreat or home office, it's designed to accommodate your lifestyle needs. The open floorplan creates a welcoming ambiance, while the low-maintenance courtyard provides a serene outdoor space to relax or entertain. Ideal for first-home buyers, downsizers, or savvy investors seeking excellent returns. Enjoy the proximity to local schools, shops, eateries, parks for both kids and pets, and convenient transport options. Don't miss out on this fantastic opportunity to own this home with no body corp! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick & Rendered Townhouse
- Built-in 2018 approx.
- Land size of 115m<sup>2</sup> approx.
- Building size of 12.5sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with Bosch S/S appliances including a dishwasher, stone benchtops, ample cupboard space, finished with polished timber flooring
- Sizeable open-plan meals & living zone polished timber flooring
- Retreat, 2nd Living space or a home office/study with carpeted flooring
- 2-Bedrooms with walk-in robes & carpeted flooring, both with an ensuite each
- 2-Bathroom ensuites with shower, single vanity, combined toilet & floor to ceiling tiles
- Powder room with single vanity
- 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, day & night roller blinds, frosted glass, ample storage areas, plus so much more
- Established gardens, courtyard with a motorised folding arm awnings & outdoor heater, decking, built-in timber bench seats, garden beds & a water tank
- Single remote garage with rear & internal access

**Potential Rental:** \$500 - \$550 p/w approx.

**Strata Insurance:** \$320 p/annum approx.

**THE AREA:**

- Close to Glenroy Central Shopping, 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:**

- Having two bedrooms, each with its own ensuite, is a wonderful advantage
- A show stopping Decked Al-Fresco Zone.

**THE TERMS:**

- Deposit of 10%
- Settlement of 90/120 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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