

# 2/21 Nerissa Grove, Oak Park, Vic 3046



## Sold Townhouse

Friday, 29 March 2024

2/21 Nerissa Grove, Oak Park, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 171 m2**

**Type: Townhouse**



Marwan Abdulwahed  
0420647396



Frank Antonello  
0404999064

**\$845,000**

Introducing 2/21 Nerissa Grove, Oak Park - a brand new street facing Townhome with separate driveway, situated in a boutique development featuring only four on the block. This contemporary home presents 3 bedrooms, 2 bathrooms, and a welcoming open-plan layout, ideal for modern-day living. Crafted with meticulous attention to detail, every aspect displays both style and practicality, ensuring a seamless blend of form and function. Embracing a low-maintenance feel, the appeal extends from the sleek interiors to the delightful outdoor areas. Whether you're a first-time homebuyer, downsizer, or astute investor, this residence offers an enticing prospect. Positioned for utmost convenience, enjoy proximity to local schools, parks, eateries, shops, and transport options, promising a lifestyle of ease and comfort. Seize the opportunity to transform this property into your own haven today! Make your move today - Contact C+M Residential. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2024 approx. • Land size of 171m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with 900mm S/S appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging, 2-tone cabinetry, ample cupboard space, under mount kitchen sink, black tapware, finished with European oak flooring • Sizeable open-plan meals & living zone with European oak flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, single vanity, black tapware, 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, frosted glass, timber staircase, black tapware & fittings, plus more • Street facing home with landscaped gardens with a courtyard, decking, garden beds, lawns & a water tank • Single remote garage with rear & internal access, plus a separate driveway • Potential Rental: \$650 - \$700 p/w approx.

**THE AREA:** • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. • Oak Park & Glenroy train station & bus hub • Surrounded by parks, reserves & schools • Only 11.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - General Residential Zone

**THE CLINCHER:** • Where modern comfort meets convenience in every detail • Street facing + Separate driveway

**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.

Marwan Abdulwahed: 0420 647 396 Frank Antonello: 0414 567 768