

**2/21 Station Road, Oak Park, Vic 3046**



**Townhouse For Sale**

Friday, 23 February 2024

2/21 Station Road, Oak Park, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**EOI: \$500k - \$550k**

Expressions Of Interest Ending Tuesday 19th March 2024 @ 5pm Introducing 2/21 Station Rd, Oak Park - where convenience meets comfort in the heart of it all. This low-maintenance gem offers the perfect blend of urban living and suburban tranquillity. Step outside your door and find yourself within walking distance to local shops, cafes, Oak Park train station for easy commuting, as well as lush parklands and reputable schools. Ideal for first home buyers seeking affordability, downsizers craving simplicity, or savvy investors eyeing prime real estate, this 2-bedroom, 2-bathroom home boasts an inviting open floorplan designed for modern living. Plus, indulge in the luxury of your own private balcony, perfect for enjoying morning coffee or evening sunsets. With literally everything just around the corner, 2/21 Station Rd presents an unmatched opportunity to embrace the ultimate in lifestyle convenience. Don't miss your chance to call this coveted address home. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2017 approx. • Building size of 10sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, ample cupboard space, tiled splash back, finished with polished timber flooring • Sizeable open-plan meals & living zone with polished timber flooring • Study/Home office at ground level with tiled flooring • 2-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, single vanity, combined toilet & tiled flooring • Laundry with single trough • Reverse split system heating & cooling plus wall heating • Additional features include high ceilings, LED lighting, low maintenance, storage areas, roller blinds, plus so much more • Established front gardens with garden beds & lawns plus a balcony off the living area • Single carport • Potential Rental: \$450 - \$500 p/w approx. • Body Corp/Strata Insurance: TBCTHE 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:** • Experience the ease of having everything literally at your doorstep • Achieve effortless living, freeing you to savour life's moments to the fullest.

**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