

2/28 Valencia Street, Glenroy, Vic 3046



Sold Townhouse

Friday, 6 October 2023

2/28 Valencia Street, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 157 m2

Type: Townhouse



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\$550,000

Welcome to 2/28 Valencia Street, Glenroy - a street-facing 3-bedroom Townhome situated right in the heart of it all. Nestled amidst local schools, bustling shops, delightful cafes, serene parklands, and convenient transport links, this property stands out as a true gem. Its immaculate condition and low-maintenance design make it easy to fall in love with and even easier to care for, plus a spacious balcony for entertaining guests. Whether you're a first-time homebuyer, looking to downsize, or an astute investor, this residence is the perfect match for your requirements. Independent Building & Pest Inspection & Engineers Report available upon request. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE:

- Brick & rendered Townhouse
- Built-in 2014 approx.
- Land size of 157m² approx.
- Building size of 15.5sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S Bosch appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- 3-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, large single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Separate laundry with single trough
- Reverse split system heating & cooling in all main areas
- Additional features include high ceilings, roller blinds, frosted glass, timber staircase, ample storage areas, low-maintenance appeal, plus so much more
- Street-facing home with established gardens, trees, garden beds & lawns. Paved balcony off the living area
- Single remote garage with rear & internal access plus driveway for additional car
- Potential Rental: \$450 - \$500 p/w approx.
- Body Corp/Strata Insurance: \$475 p/q approx.

THE AREA:

- Close to West & East 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 - Neighbourhood Residential Zone

THE CLINCHER:

- Street facing with a separate driveway
- a BONUS!
- Spacious balcony - great for entertaining
- Perfect for first-timers, investors, or downsizers - a home that truly meets diverse needs

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.

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