

**2/3 Churchill Street, Glenroy, Vic 3046**



**Sold Townhouse**

Tuesday, 2 January 2024

2/3 Churchill Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 206 m2**

**Type: Townhouse**



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**\$695,000**

Attention to all individuals embarking on their first home purchase, astute investors seeking profitable opportunities, and those seeking to downsize their living space! Seize this remarkable chance to acquire a delightful, single-level villa at 2, 3 Churchill St, GLENROY, tucked away at the rear of the property, offering utmost convenience to nearby schools, shops, parklands, and public transportation. This residence boasts three bedrooms, two bathrooms, and a welcoming open-plan living and dining area that beckons relaxation and quality time with family. Discover the remarkable qualities of this home, including a spacious, fully paved private courtyard, ideal for outdoor leisure. Make sure you don't miss out on this exceptional home that awaits you! Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick & rendered Villa Unit • Built-in 2011 approx. • Land size of 206m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, island bench, ample cupboard space, tiled splashback, finished with Tasmanian Oak timber flooring • Sizeable open-plan meals & living zones with Tasmanian Oak timber flooring • 3-Bedrooms with robes & Tasmanian Oak timber flooring, master with walk-in robe & ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring • Separate laundry with single trough & rear access • Ducted heating plus split system heating & cooling • Additional features include high ceilings, LED lighting, roller blinds, low maintenance appeal plus more • Private paved & covered courtyard with established gardens, garden beds, plus a water tank • Single remote garage with rear access & car space • Potential Rental: \$550 - \$600 p/w approx. • Body Corp/Strata: N/A

**THE AREA:** • Close to West St & Glenroy Shopping Village & Glenroy, Gowrie & Oak Park train station, and bus hub • Surrounded by schools, parks & reserves 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 - General Residential Zone

**THE CLINCHER:** • Single level, secure villa, in the heart of Glenroy • Experience effortless living in this low maintenance home

**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