

**2/30 Cosmos Street, Glenroy, Vic 3046**



**Sold House**

Friday, 11 August 2023

2/30 Cosmos Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 265 m2**

**Type: House**



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**\$770,000**

Introducing 2/30 Cosmos St, GLENROY - a truly stunning home exuding charm and class. This secure dual-occupancy gem boasts 3 bedrooms, 2 bathrooms, and a delightful open-plan living area, all complemented by a covered patio and a private courtyard. The impeccable finishes throughout make it an ideal choice for any discerning home buyer. This residence is not only the perfect family home but also an excellent first home or investment opportunity. Situated close to everything the area has to offer, you'll find yourself just moments away from shops, cafes, local schools, parklands, and convenient transport options. With easy access to both the City and Melbourne Airport, 2/30 Cosmos St presents an irresistible opportunity to embrace a comfortable and convenient lifestyle in beautiful Melbourne. Don't miss the chance to call this place your own! Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Dual-Occ, built-in 2015 approx. • Land size of 265m<sup>2</sup> approx. • Building size of 18sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with 900mm S/S appliances including a dishwasher, stone benchtops, island bench with pendant lighting, ample cupboard space & double pantry, finished with Engineered Oak flooring • Sizeable open-plan meals & living zones with Engineered Oak flooring • 3-Bedrooms with robes & Engineered Oak flooring, master with walk-in robe & ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilet & tiled flooring • Separate laundry with single trough, cupboard & bench space • Ducted heating plus split system heating & cooling • Additional features include high ceilings, roller blinds, pendant lighting, plus so much more • Single-level home with established gardens, trees, garden beds & turf. Rear courtyard with paved undercover patio & water tank • Single remote garage with rear & internal access plus driveway for additional cars • Potential Rental: \$525 - \$575 p/w approx. • Owners Corp: N/A **THE AREA:** • Close to West St & Glenroy Shopping Village & Glenroy, Gowrie & Oak Park train station, and bus hub • Surrounded by parks, reserves & local schools 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 - Neighbourhood Residential Zone **THE CLINCHER:** • Single Level Dual-Occ Perfection: Elegance, security, and convenience come together here • Charming 3-Bed Gem: A true family haven, close to all amenities **THE TERMS:** • Deposit of 10% • Settlement of 45/60/75 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