

2/31 Maude Avenue, Glenroy, Vic 3046



Townhouse For Sale

Wednesday, 28 February 2024

2/31 Maude Avenue, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 114 m2

Type: Townhouse



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EOI: \$600k - \$650k

Expressions Of Interest Ending Tuesday 26th March 2024 @ 5pm

Nestled in the vibrant heart of Glenroy, 2/31 Maude Avenue presents a rare opportunity to secure a lifestyle of convenience and comfort. This impeccably designed two-bedroom, two-bathroom Townhouse symbolises modern living with its low-maintenance appeal, making it an ideal choice for first-home buyers eager to step onto the property ladder, discerning downsizers seeking a simpler life, or savvy investors looking for a valuable addition to their portfolio. The true jewel of this residence is the covered alfresco area, seen as an extension of the living space, it offers a serene setting for outdoor dining, entertaining, or simply enjoying a quiet moment in the fresh air. Located moments from Glenroy's bustling shopping precincts, cafes, schools, parks, and convenient transport links, this home promises a lifestyle. Whether you're stepping out for your morning coffee, enjoying a leisurely walk in the park, or commuting to the CBD, everything you need is just a stone's throw away. 2/31 Maude Avenue, Glenroy, is more than just a home; it's a lifestyle waiting for you to embrace. Don't miss the chance to make it yours. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick & Rendered Townhouse
- Built-in 2020 approx.
- Land size of 114m² approx.
- Building size of 12.5sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench, 2-tone cabinetry, ample cupboard space, finished with polished timber flooring
- Sizeable open-plan meals & living zone with polished timber flooring
- 2-Bedrooms with robes & carpeted flooring, master with ensuite
- 2-Bathrooms with shower, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Laundry with single trough
- Reverse split system heating & cooling in all main areas
- Additional features include high ceilings, LED lighting, roller blinds & curtains, timber staircase, ample storage spaces, plus more
- Established gardens with a courtyard, covered & decked alfresco, garden beds, lawns & a water tank
- Single remote garage with internal & rear access

Potential Rental: \$480 - \$520 p/w approx.

Body Corp/Strata Insurance: \$519 p/a approx.

THE AREA:

- Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park train station, & bus hub
- Surrounded by parks, reserves & schools, plus 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:

- 2 bathrooms & 2 beds = Flexible Options
- The convenience of everything just a stone's throw away from your doorstep!

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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