

**2/33 Kennedy Street, Glenroy, Vic 3046**



**Sold Townhouse**

Wednesday, 25 October 2023

2/33 Kennedy Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 212 m2**

**Type: Townhouse**



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**\$805,000**

Introducing 2/33 Kennedy Street, Glenroy - a beautifully appointed townhouse that offers a remarkable low-maintenance lifestyle, boasting its own street frontage in a tranquil neighbourhood. Nestled on the outskirts of Oak Park, this residence is all about quality and convenience. This meticulously detailed home features three generously sized bedrooms, two bathrooms, and a convenient third toilet. The open-plan living area seamlessly connects to a spacious courtyard, perfect for outdoor gatherings and relaxation. For families, this location is a dream come true with a choice of excellent schools within walking distance, including Oak Park Primary, St. Frances De Sales, and Penola. Plus, two childcare centres are nearby, ensuring peace of mind for parents. Nature enthusiasts will appreciate the proximity to popular parks and the picturesque Moonee Ponds Creek Trail. And for those who love shopping and dining out, you're in luck - this location offers easy access to shopping centres and a variety of eateries. With convenient transport options and swift access to both the CBD and Melbourne Airport, this townhouse at 2/33 Kennedy Street, Glenroy, truly represents a harmonious blend of comfort and accessibility. Don't miss the opportunity to make it your own! Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick & Rendered Townhouse • Built-in 2019 approx. • Land size of 212m<sup>2</sup> approx. • Building size of 19sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S 900mm Westinghouse appliances including a dishwasher, 2-tone cabinetry, stone benchtops, breakfast bench, ample cupboard space, finished with hardwood timber flooring • Sizeable open-plan meals & living zone with hardwood timber flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring • Separate laundry with single trough & separate 3rd toilet • Daikin reverse split system heating & cooling in all main areas • Additional features include security alarm system & video intercom, high ceilings, LED lighting, ample storage areas, square set ceilings, timber staircase, double glazed windows, plantation shutters, crimsafe security screen, plus more • Street facing home with rear courtyard. Established gardens with trees, garden beds & a water tank • Single remote garage with rear roller door & internal access plus separate driveway • Potential Rental: \$600 - \$650 p/w approx.

**THE AREA:** • Close to Glenroy Central Shopping Village. Glenroy & 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:** • Modern living plus your ideal low-maintenance haven - more time doing what you love • Street facing with separate driveway in a popular quiet area - Winning!

**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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