

**2/37 Bindi Street, Glenroy, Vic 3046**



**Townhouse For Sale**

Tuesday, 2 January 2024

2/37 Bindi Street, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 166 m2**

**Type: Townhouse**



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**EOI: \$595k - \$635k**

Expressions Of Interest Ending Tuesday 23rd January 2024 @ 5pm Welcome to 2, 37 Bindi Street, Glenroy, where comfort and convenience come together seamlessly. This charming townhome offers 2 bedrooms, 2 bathrooms, and a study, providing versatile living spaces to suit your needs. The highlight of this property is the private courtyard, a tranquil oasis where you can unwind and enjoy outdoor moments in peace. With meticulous attention to detail, this home boasts quality finishes throughout. Located in the heart of Glenroy, you'll find yourself within easy reach of local amenities, schools, and transportation. Whether you're a young professional, a couple, or seeking an investment opportunity, 2, 37 Bindi Street offers a cozy retreat you'll be proud to call home. Don't miss out on this fantastic opportunity! Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2023 approx. • Land size of 166m<sup>2</sup> approx. • Building size of 15.2sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with glass Technika appliances including a dishwasher, stone benchtops, island bench, ample cupboard space, tiled splash back, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study space at ground level with engineered flooring • 2-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilet & engineered flooring • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas • Additional features include a security alarm system & video intercom, high ceilings, LED lighting, ample storage areas, day & night roller blinds, plus more • Courtyard with landscaped gardens, garden beds & lawns • Single remote garage with rear & internal access • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata Insurance: \$350 p/q approx.

**THE AREA:** • Close to West 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:** • With a study, quality finishes & a private courtyard, this property promises the perfect lifestyle • Low-maintenance with only 3 on the block

**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