

2/4 Valencia Street, Glenroy, Vic 3046



Sold Townhouse

Saturday, 23 December 2023

2/4 Valencia Street, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: Townhouse



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\$540,500

Nestled in the vibrant heart of Glenroy, 2/4 Valencia Street offers a blend of modern convenience and relaxed living. This near-new, well-maintained townhome boasts an inviting open-plan design, perfect for those who appreciate space and style. With two generously sized bedrooms, it's an ideal retreat for first home buyers, downsizers, or savvy investors seeking a property with excellent returns. Step inside to discover a contemporary, low-maintenance lifestyle. The heart of this home is its spacious living and dining area, seamlessly extending onto a large balcony. Here, enjoy tranquil mornings with a cuppa or host gatherings under the stars. The property's location is a standout, offering easy access to local schools, bustling cafes, diverse shops, and serene parklands. Plus, with convenient transport options nearby, commuting is a breeze. Whether you're starting your homeownership journey, looking to downsize in style, or seeking a profitable investment, this townhome is a perfect choice. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE: • Brick Townhouse • Built-in 2016 approx. • Land size of 87m² approx. • Building size of 12sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S appliances including a Technika dishwasher, 2-tone cabinetry, stone benchtops, island bench, ample cupboard space, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study nook area • 2-Bedrooms with mirrored robes & carpeted flooring • 1-Bathroom with shower, bathtub, single vanity, linen cupboard, combined toilet & tiled flooring • Powder room with single vanity • European-style laundry with single trough • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include high ceilings, LED lighting, low-maintenance, video intercom, roller blinds, plus more • Courtyard with access from garage & main bedroom, water tank. Balcony off the living area • Single remote garage with rear & internal access • Potential Rental: \$480 - \$520 p/w approx. • Strata Insurance: \$682 p/a approx.

THE AREA: • Close to West & East 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 - General Residential Zone

THE CLINCHER: • Elegant, low-maintenance, and ready for you to call home • Modern comfort with convenience at your doorstep

THE TERMS: • Deposit of 10% • Settlement of 30/45/60 days

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