

2/40 Curie Avenue, Oak Park, Vic 3046



Sold Townhouse

Saturday, 18 November 2023

2/40 Curie Avenue, Oak Park, Vic 3046

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 102 m2

Type: Townhouse



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\$655,000

Strategically situated within a short walk of Oak Park Station, this modern unit caters perfectly to professional couples, first-time homebuyers, or savvy investors. It boasts two generously proportioned bedrooms, two well-appointed bathrooms, an open-plan living area, and a low-maintenance courtyard. The expansive private balcony is an ideal setting for year-round gatherings. In addition, a convenient study nook facilitates remote work, and a practical powder room enhances the overall functionality of the space. Abundant skylights bathe the interior in natural light. Nestled just a brief stroll away from Oak Park Station, Snell Grove shops, Oak Park Aquatic Centre, and the Moonee Ponds Creek bike and walking trail, this unit offers not just a residence but a lifestyle choice. Without a doubt, 2/40 Curie Ave, Oak Park is bound to leave a lasting impression. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE: • Brick Townhouse • Built-in 2016 approx. • Land size of 102m² approx. • Building size of 14sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging & pendant lighting, ample cupboard space, finished with polished timber flooring • Sizeable open-plan meals & living area with polished timber flooring • Study nook with polished timber flooring • 2-Bedrooms with robes & polished timber flooring, master with ensuite • 2-Bathrooms with shower, single vanity, combined toilet & tiled flooring • Powder room with single vanity • European-style laundry with single trough • Split system heating & cooling • Additional features include high ceilings, LED lighting, day & night roller blinds, skylight, security alarm system & video intercom • Courtyard with established gardens, trees, garden beds, lawns, water tank & private balcony off meal/living area • Single remote garage with rear & internal access • Potential Rental: \$450 - \$500 p/w approx.

THE AREA: • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. • Oak Park & Glenroy train station & bus hub • Surrounded by parks, reserves & local schools • Only 11.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - General Residential Zone

THE CLINCHER: • Low-maintenance living = more time for YOU! • Located in a sought-after locale, walking distance to everything

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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