

2/49 Lytton Street, Glenroy, Vic 3046



Townhouse For Sale

Tuesday, 11 June 2024

2/49 Lytton Street, Glenroy, Vic 3046

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 167 m2

Type: Townhouse



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\$700k - \$770k

Discover the perfect blend of sophistication and comfort at 2/49 Lytton Street, Glenroy. This charming, naturally well-lit residence is a modern pleasure seeker's dream. Boasting a contemporary design with a youthful edge, this near-new home is flooded with natural light and displays a serene, inviting atmosphere. The thoughtfully designed floor plan features spacious open-plan living areas, with one bedroom conveniently located downstairs and three additional bedrooms upstairs, offering privacy and flexibility. Two of the upstairs bedrooms offer stunning city views, adding an extra touch of luxury to your living experience. Ideally situated, this two-storey home provides easy access to a variety of amenities including schools, shops, cafes, parks, and transport options. Whether you're a home buyer or an investor, this property promises a lifestyle of convenience and comfort. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick & Rendered Townhouse • Built-in 2016 approx. • Land size of 167m² approx. • Building size of 20sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S Bosch appliances including a dishwasher, stone & timber benchtops, island bench, ample cupboard space, tiled splash back, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • 4-Bedrooms with robes & carpeted flooring, master with ensuite, 2 with city views • 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilet & tiled flooring • Additional 3rd toilet at ground level • Laundry with single trough • Ducted heating, split system heating & cooling • Additional features include high ceilings, day & night roller blinds, frosted glass, timber staircase, & hot water solar system tank, plus more • Established gardens with a courtyard, garden beds & turf • Single remote garage with rear & internal access plus car space for additional parking • Potential Rental: \$650 - \$700 p/w approx.

THE AREA: • Close to Glenroy Central Shopping Village. Glenroy & 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: • Prime Glenroy location: close to schools + shops + parks + transport • A bedroom + bathroom downstairs = HUGE Bonus.

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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