

**2/8 Salisbury Street, Glenroy, Vic 3046**



**Townhouse For Sale**

Tuesday, 6 February 2024

2/8 Salisbury Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 124 m2**

**Type: Townhouse**



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**EOI: \$605k - \$665k**

Expressions Of Interest Ending Tuesday 5th March 2024 @ 5pm Introducing 2/8 Salisbury St, Glenroy - your pathway to modern living in one of Glenroy's sought after areas. This Townhouse displays both charm and practicality, meticulously kept for the discerning homeowner. Nestled in a prime spot, it boasts close proximity to a wealth of amenities, including shops, cafes, parklands, local schools, and excellent transport links. Whether you're a first-time buyer or savvy investor, this residence stands out among just three on the block, ensuring privacy and exclusivity. Inside, the open floorplan offers flexibility with the choice of three bedrooms or two plus a study/nursery, catering to diverse lifestyle needs. The heart of the home, the contemporary kitchen, beckons as a culinary haven for gatherings. With its blend of modern design and ideal locale, 2/8 Salisbury St promises a lifestyle of comfort and convenience. Don't let this opportunity slip by - your perfect home sweet home awaits. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick & Rendered Townhouse
- Built-in 2018 approx.
- Land size of 124m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S 900mm Technika appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, corner pantry, glass splashback, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- Study/Home office or 3rd bedroom with floating floors
- 2 to 3-Bedrooms with carpeted flooring, 2 with mirrored robes & ensuite bathroom each
- 2-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles
- Powder room with single vanity
- Laundry with single trough & rear access
- Reverse split system heating & cooling in all main areas including bedrooms

**Additional features include a security alarm system & video intercom, day & night roller blinds, timber staircase, frosted glass, high ceilings, ample storage areas, plus so much more**

- Established gardens with a covered & decked courtyard, outdoor spa, BBQ area, garden beds, trees, turf & a water tank
- Single remote garage with internal & rear access
- Potential Rental: \$480 - \$520 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 - General Residential Zone

**THE CLINCHER:**

- Choose between three bedrooms, with the third bedroom perfect for a nursery, or opt for a two-bedroom layout with a study
- Just a short stroll to Glenroy central - a massive advantage!

**THE TERMS:**

- Deposit of 10%
- Settlement of 45/60/75 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. John Nguyen: 0433 928 979 Claudio Cuomo: 0419 315 396