

2/85 Hubert Avenue, Glenroy, Vic 3046



Sold Townhouse

Saturday, 12 August 2023

2/85 Hubert Avenue, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 175 m2

Type: Townhouse



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\$737,500

Introducing a modern-day gem in the heart of Glenroy! Ideal for the first home buyer, young family, or savvy investor, 2, 85 Hubert Avenue captures comfortable living at its best. With a North Westerly lounge, living, and kitchen/dining area, this delightful space is lit by the generous sun, earning it an impressive energy rating of 6.7 stars. Embrace the low-maintenance lifestyle, accented by New Zealand 100% wool plush carpets, security doors, fly screens throughout, and high-quality synthetic lawn. Enjoy the added peace of mind with a secured gated driveway, giving you more time to focus on what truly matters. Featuring open-plan living, this home boasts 3 spacious bedrooms, 2 pristine bathrooms, and a charming courtyard to unwind in. Its proximity to lush parklands, bustling shops & cafes, esteemed local schools, and convenient public transport links makes this property an absolute winner. Don't miss this opportunity to secure a piece of Glenroy's finest! Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE:

- Brick & Rendered Townhouse
- Built-in 2016 approx.
- Land size of 175m² approx.
- Building size of 20sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S 900mm Lofra appliances including a Westinghouse dishwasher, stone benchtops, island bench with pendant lighting, glass splash-back, ample cupboard space, finished with timber flooring
- Sizeable open-plan meals & living zones with timber flooring
- Study nook area under the staircase with timber flooring
- 3-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe
- 2-Bathrooms with shower, shower over the bathtub to main, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Separate laundry with a single trough, built-in bench & cupboard space
- Ducted heating & evaporative cooling
- Additional features include ample storage areas, high ceilings, roller blinds, frosted glass to some, New Zealand 100% wool plush carpets, security doors & fly screens throughout, plus so much more
- Established gardens with garden beds, high-quality synthetic lawns, a garden shed & a water tank
- Single remote garage with rear access & car space all behind a secured gated driveway
- Potential Rental: \$560 - \$600 p/w approx.
- Body Corp/Strata: \$350 p/qtr approx.

THE AREA:

- Close to West St & Glenroy Shopping Village & Glenroy, Gowrie & Oak Park train station, and bus hub
- Surrounded by parks, reserves & local schools including Northern Golf Club
- And only 12.5km from the CBD with easy City Link and Ring Road and airport access
- Zoned Under the City of Merri-bek - Neighbourhood Residential Zone

THE CLINCHER:

- Elegance, comfort, and style await in this meticulously designed property
- A low-maintenance gem in the heart of it all

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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