

**23 Connell Street, Glenroy, Vic 3046**



**House For Sale**

Tuesday, 2 April 2024

23 Connell Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 618 m2**

**Type: House**



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**\$800k - \$850k**

Discover your next chapter at 23 Connell Street, Glenroy. This classic brick beauty stands proudly on an expansive allotment of approximately 618m<sup>2</sup>, offering a blend of timeless charm and endless possibilities. Boasting three generous bedrooms, two inviting living areas, and elegant floorboards throughout, this home is the essence of low maintenance living without compromising on style or comfort. The heart of this home extends to a vast backyard, perfect for relaxation or entertainment. Situated in a desired locale, your moments away from schools, parklands, efficient transport options, and a vibrant selection of shops and local eateries, ensuring every convenience is at your doorstep. Ideal for a range of buyers - from the first homeowner eager to make their mark in a sought-after neighbourhood, to the savvy investor looking to boost their portfolio, or even a developer with visions of grandeur (STCA) - 23 Connell Street represents a unique opportunity. Move in and enjoy the comfort of this welcoming home, envisage your future renovation, or plan an extension or complete rebuild to craft your dream residence. At 23 Connell Street, Glenroy, your dreams of homeownership, investment success, or creative development can take root and flourish. This is where your future begins. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Single Level House
- Built-in 1960s approx.
- Land size of 618m<sup>2</sup> approx.
- Building size of 18sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with S/S appliances including 900mm stove top & a dishwasher, ample benchtops, breakfast bench, cupboard space, tiled splash back, finished with tiled flooring
- Sizeable open-plan meals area with tiled flooring & living zone with polished timber flooring
- 3-Bedrooms with robes & polished timber flooring
- 1-Bathroom with shower, single vanity, combined & separate 2nd toilet, all with tiled flooring
- Laundry with single trough
- Ducted heating, split system cooling & ceiling fan

**Additional features include high ceilings, window blinds & curtains, ample storage areas, shutters, plus more**

- Established gardens with a large rear yard, covered alfresco area, trees, garden beds & lawns
- Single garage, carport & driveway for additional parking
- Potential Rental: \$550 - \$600 p/w approx.

**THE AREA:**

- Close to Glenroy Shopping Village. Glenroy & Oak Park train station, & bus hub
- Surrounded by parks, reserves & schools, plus Sewell Reserve & 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:**

- Original Brick Beauty on a large allotment of 618m<sup>2</sup> approx
- The perfect property for all home buyers

**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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