

25 Glenroy Road, Glenroy, Vic 3046



Sold House

Thursday, 22 February 2024

25 Glenroy Road, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 658 m2

Type: House



Claudio Cuomo
0419315396



Marwan Abdulwahed
0420647396

\$991,000

This exceptional opportunity caters to builders, developers, and investors with a comprehensive package, including:

- Fully stamped PLANS completed.
- Engineering expenses already COVERED and prepared for immediate action.
- Town planning permit for the construction of 3 brand-new homes ALREADY SECURED.
- All street facing along Farview Street, Glenroy

Every detail has been attended to, leaving you with the straightforward task of purchasing, settling, and commencing construction! Each of the 3 homes features a distinct floorplan design. The street-facing Townhomes each boasts 4- bedrooms, 3-bathrooms and all complemented by a separate driveway leading to a single garage. Thoughtfully designed and generously proportioned, each floorplan includes ample courtyard space. Located moments away from West Street shops, the NEW Glenroy Train station, the Northern Golf Course, Pascoe Street eateries, and easy freeway access, this opportunity is unparalleled. Don't miss out on the chance to capitalise on everything that's prepared for you to kickstart your next project TODAY! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- PLANS & PERMIT Approved X3
- Engineering + Working Drawings
- Street facing Townhouse X3
- Building sizes of: Unit 1: 18.8sq approx. Unit 2: 21.45sq approx. Unit 3: 20.26sq approx.
- 4-bedrooms, 3-bathrooms, gourmet kitchen, large living, laundry, powder room, courtyard, single remote garage & separate driveway to each Townhome

THE HOUSE:

- Brick Corner House. Built-in 1950s approx.
- Land 658m² approx. Building 18sq approx.
- Foundation: Stumps
- Kitchen with appliances ample benchtops & cupboard space
- Sizeable meals & living zone
- 3-Bedrooms. 1-Bathrooms
- Laundry with single trough
- Established gardens with trees, garden beds & lawns
- Potential Rental: \$500 - \$550 p/w approx.

THE AREA:

- Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & 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:

- Engineering, soil tests, structural & endorsed civil completed
- Permits APPROVED for 3 on a corner, all 4 bedders, with great styles & designs

THE TERMS:

- Deposit of 10%
- Settlement of 30/45/60 days

For a full INFO PACK, simply enquire and request and we will send through... 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.

Claudio Cuomo: 0419 315 396
Marwan Abdulwahed: 0420 647 396