

**26 Melbourne Avenue, Glenroy, Vic 3046**

**Nelson Alexander**

**House For Sale**

Wednesday, 12 June 2024

26 Melbourne Avenue, Glenroy, Vic 3046

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 648 m2**

**Type: House**



Patrick Tilli  
0413083735



Eleanor Currie  
0411802827

## **Auction \$850,000 - \$900,000**

On a uniquely wide block (approx 655sqm) with significant frontage to both Melbourne Avenue and Valencia Street, this triple-fronted mid-century home offers an immediately functional environment along with outstanding options to renovate, renew or redevelop (STCA). Beyond the attractive facade with its original steel-frame windows, the home's current floorplan comprises four generous bedrooms all serviced by a central bathroom. Add to this a spacious lounge, formal dining room and kitchen/meals area with 900mm stainless-steel cooking appliances, along with ducted heating, split-system a/c and full-size laundry. Step outside to discover the wide north-facing backyard complete with undercover patio, plus a remote-control single garage accessed via the side driveway. Sewell Reserve around the corner along with West Street Village cafes, shops and Woollies supermarket, it's also close to popular schools, kinder/childcare facilities and a choice of bus routes, as well as easy access to Glenroy Station.