

3/12 Curie Avenue, Oak Park, Vic 3046



Townhouse For Sale

Tuesday, 30 April 2024

3/12 Curie Avenue, Oak Park, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 110 m2

Type: Townhouse



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EOI: \$700k - \$750k

Expressions Of Interest Ending Tuesday 21st May 2024 @ 5pm Situated in the highly sought-after locale of Oak Park, this impressive 3-bedroom Townhome, complete with an additional study or retreat area, promises a lifestyle of convenience and comfort at 3/12 Curie Avenue. Just a short stroll from local shops, cafes, parks, and schools, and especially close to the Oak Park train station and bus hub, this property is perfectly positioned for easy access to all the essential amenities. Designed with an open plan layout, this low-maintenance home is an ideal choice for first home buyers, young families, couples, or savvy investors seeking a valuable addition to their portfolio. The modern interiors are well-appointed, offering a seamless flow and plenty of natural light, ensuring a welcoming atmosphere that you'll love coming home to. Don't miss out on the opportunity to secure a piece of Oak Park's finest. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick & Rendered Townhouse • Built-in 2019 approx. • Land size of 110m² approx. • Building size of 16sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S Bosch appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • Study/Home office or retreat areas • 3-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower over bathtub, single vanity, combined toilet & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas • Additional features include day & night roller blinds, high ceilings, LED lighting, frosted glass plus more • Established gardens with a courtyard, trees, garden beds & lawns • Single remote garage with rear access • Potential Rental: \$550 - \$600 p/w approx. • Strata Insurance: \$1,218 p/a approx.

THE AREA: • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. • Oak Park & Glenroy train station & bus hub • Surrounded by parks, reserves & schools • Only 11.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - General Residential Zone

THE CLINCHER: • Experience easy living with this low-maintenance home, designed for comfort without the upkeep hassle • Benefit from the added flexibility of a study, perfect for working from home or extra space • Enjoy convenience with everything just a short walk from your doorstep

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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