

3/12 Illawarra Street, Glenroy, Vic 3046



Townhouse For Sale

Saturday, 2 December 2023

3/12 Illawarra Street, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 118 m2

Type: Townhouse



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EOI: \$475k - \$515k

Expressions Of Interest Ending Wednesday 20th December 2023 @ 5pm Welcome to 3/12 Illawarra Street, Glenroy - your gateway to comfortable and convenient living in a sought-after location. This 2-bedroom townhouse is a perfect fit for first-time buyers, downsizers, retirees, or savvy investors looking for a profitable opportunity. Step inside this meticulously maintained home, and you'll feel like you're entering a brand-new space. Its low-maintenance design, both inside and out, allows you to spend more time doing what you love and less time worrying about upkeep. Located in close proximity to shops, schools, cafes, parklands, and transportation options, this property offers the ultimate in convenience. Don't miss out on the chance to make 3/12 Illawarra Street your new home or investment. Get in touch today to arrange a viewing! Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Townhouse • Built-in 2012 approx. • Land size of 118m² approx. • Building size of 16sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, 2-tone cabinetry, ample cupboard space, corner pantry, finished with polished timber flooring • Sizeable open-plan meals & living zone with polished timber flooring • Study/Home office area with polished timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower over bathtub, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas • Additional features include high ceilings, frosted glass, window blinds, ample storage space, plus more • Private courtyard with established gardens, garden beds & water tank. • Car space • Potential Rental: \$490 - \$510 p/w approx. **THE AREA:** • Close to Glenroy Central Shopping Village. Glenroy & Oak Park train station, & bus hub • Surrounded by parks, reserves & local schools including 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:** • Immaculate 2-bed townhouse, perfect for first-home buyers and investors • Location, Location, Location - the key to any home buying **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. Phillip Castro: 0428 097 070 William Spyrou: 0404 999 064 December 2023 @ 5pm