

**3/13 Grandview Street, Glenroy, Vic 3046**

**Sold Villa**

Friday, 29 December 2023



3/13 Grandview Street, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 144 m2**

**Type: Villa**



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**\$530,000**

Located in the bustling heart of Glenroy, 3/13 Grandview Street presents an outstanding opportunity for first home buyers, downsizers, or retirees. This beautifully updated two-bedroom villa unit offers the perfect blend of comfort and convenience, making it an ideal choice for those seeking a low-maintenance lifestyle. As you step inside, you'll be greeted by a modern open-plan living space, bathed in natural light and designed for easy living. Situated just a stone's throw from the vibrant Glenroy Central shopping village on Pascoe Vale Road, everything you need is within easy reach. Enjoy the convenience of local shops, cafes, and parklands, all just a short stroll away. Commuting is a breeze, with easy access to Melbourne CBD and the airport. Plus, with local schools and public transport options nearby, you're perfectly positioned to enjoy the best of Glenroy's community lifestyle. Don't miss your chance to secure this delightful villa unit - a haven of convenience and comfort in one of Glenroy's most sought-after locations. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Updated Brick Villa Unit • Built-in 1985 approx. • Updated 2000s • Land size of 144m<sup>2</sup> approx. • Building size of 12sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with Westinghouse appliances including a microwave nook, ample benchtops & cupboard space, finished with timber flooring • Sizeable open plan living zone with timber flooring • 2-Bedrooms with robes & timber flooring • 1-Bathroom with shower, bathtub, single vanity, separate toilet & floor to ceiling tiles • Laundry with single trough • Ducted heating, split system heating & cooling, plus ceiling fans • Additional features include high ceiling, roller blinds, ample storage areas, plus more • Front & rear established gardens, garden beds, trees and brick paved courtyard • Single garage with rear access • Potential Rental: \$440 - \$480 p/w approx.

**THE AREA:** • Close to Glenroy Central Shopping Village. Glenroy, Gowrie & 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:** • Where comfort meets convenience in this charming UPDATED villa • Embrace a low-maintenance lifestyle ideally located for work and leisure

**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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