

**3/13 Maude Avenue, Glenroy, Vic 3046**



**Sold Unit**

Wednesday, 6 March 2024

3/13 Maude Avenue, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 198 m2**

**Type: Unit**



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**\$750,000**

Welcome to 3/13 Maude Avenue, Glenroy! Nestled in the heart of this vibrant community, this stunning single-level home offers the essence of modern living. Boasting three bedrooms and two bathrooms, it's the perfect haven for families or those seeking a comfortable lifestyle. Step inside to discover a meticulously designed interior, where every detail reflects contemporary elegance. The heart of the home is the superb kitchen, where culinary delights come to life amid sleek finishes and ample storage space. Entertaining is a breeze with the seamless flow from the open-plan living area to the private courtyard, ideal for hosting gatherings with family and friends. Positioned at the rear of a block of three, this residence ensures peace, privacy, and security. Plus, its prime location means you're just moments away from West Street shopping and cafe village, local schools, parks, and public transport options, making everyday convenience a breeze. Don't miss out on the opportunity to make this your own slice of paradise in Glenroy! Contact us today to arrange a viewing and start envisioning your future in this exceptional home. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Single Level Villa Unit
- Built-in 2019 approx.
- Land size of 198m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with 900mm S/S appliances including a dishwasher, stone benchtops, island bench with waterfall edging, ample cupboard space, glass splash back, finished with polished timber flooring
- Sizeable open-plan meals & living zone with polished timber flooring
- 3-Bedrooms with robes & carpeted flooring, master with ensuite
- 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilets & floor to ceiling tiles
- Laundry with single trough & garage access
- Ducted heating plus split system heating & cooling
- Additional features include a security alarm system, video intercom, high ceilings, LED lighting, roller blinds, frosted glass, ample storage areas, plus more
- Established gardens with a courtyard, garden beds & turf
- Single remote garage with rear & internal access
- Potential Rental: \$550 - \$600 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:**

- Effortless living in this open-plan home, where low maintenance meets contemporary comfort & style
- Enjoy instant access to all amenities, from shopping to schools

**THE TERMS:**

- Deposit of 10%
- Settlement of 60/90/120 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