

**3/14 Murrell Street, Glenroy, Vic 3046**



**Townhouse For Sale**

Wednesday, 22 November 2023

3/14 Murrell Street, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Phillip Castro  
0428097070



William Spyrou  
0404999064

**\$395k - \$430k**

Step into 3, 14 Murrell Street, Glenroy - an exceptional choice catering to first-time homebuyers, those looking to downsize, or astute investors in search of a property with a remarkable rental potential. Nestled in the highly sought-after Glenroy locale, this residence enjoys close proximity to schools, shopping destinations, charming cafes, parks, and efficient transportation options. Its thoughtfully designed, low-maintenance structure is complemented by modern amenities, ensuring not only comfort but also unmatched convenience, affording you ample time to enjoy life's pleasures. Don't let this opportunity slip through your fingers; seize the chance to make this property your very own gem in the heart of Glenroy. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2017 approx. • Building size of 11sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S Blanco appliances including a dishwasher, stone benchtops, ample cupboard space, tiled splash back, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, single vanity, combined toilet & tiled flooring • Laundry with single trough • Reverse split system heating & cooling, plus wall heating • Additional features include high ceilings, LED lighting, roller blinds, plus more • Established gardens on grounds with trees, garden beds, lawns & water tank. Private balcony • Single remote garage with internal access • Potential Rental: \$420 - \$460 p/w approx.

**THE AREA:** • Close to West St Glenroy Shopping Village. Glenroy & Gowrie 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 - Residential Growth Zone

**THE CLINCHER:** • Your perfect home or investment in an unbeatable Glenroy locale • A home with character, charm, and low-maintenance appeal

**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