

# 3/19 Lex Grove, Oak Park, Vic 3046



## Sold Townhouse

Tuesday, 15 August 2023

3/19 Lex Grove, Oak Park, Vic 3046

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$715,000**

This remarkable home, brimming with character, is indeed a rare find. Boasting two bedrooms and two bathrooms, its unique design is coupled with contemporary finishes and a versatile floor plan, all adding to the charm. Bathed in natural light, this two-level Townhouse offers an opulent, easy-care lifestyle as one of just four on the block. Nestled mere moments from Oak Park train station, it's ideally positioned near all local amenities, making it a perfect fit for young families, professionals, and savvy investors. Enjoy leisurely walks to the well-liked Snell Grove shops and cafes, with the convenience of multiple bus routes, kinder/childcare facilities, primary and secondary schools, and the Northern Golf Club at your doorstep. Don't let this exceptional opportunity slip away - reach out to our team for more details today. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:**

- Brick & Weatherboard Townhouse
- Built-in 2023 approx.
- Land size of 117m<sup>2</sup> approx.
- Building size of 14sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S 900mm appliances including a Bosch dishwasher, stone benchtops, breakfast bench, under-mount sink, ample cupboard space, finished with Engineered European Oak flooring
- Sizeable open-plan meals & living zones with Engineered European Oak flooring
- 2-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe
- 2-Bathrooms with shower, freestanding bathtub to main, single vanity, combined toilet & floor to ceiling tiles
- Powder room with single vanity at ground level
- Separate laundry with a single trough, built-in cupboard & bench space
- Reverse split system heating & cooling in all main areas including bedrooms
- Additional features include a security alarm system with video intercom, black tapware & fittings, high ceilings, timber staircase, LED lighting and so much more
- Landscaped gardens, garden beds & lawns. Stacker doors to private paved courtyard & water tank
- Single remote garage with rear & internal access

**Potential Rental:** \$450 - \$500 p/w approx.

**Body Corp/Strata:** \$350 p/q approx.

**THE AREA:**

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

**THE CLINCHER:**

- Luxury with minimal maintenance, tailor-made for busy professionals or those in search of convenience.
- Freshly built and one of just four on the block - an extra bonus!

**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...\*

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