

# 3/21 Nerissa Grove, Oak Park, Vic 3046



## Sold Townhouse

Wednesday, 10 January 2024

3/21 Nerissa Grove, Oak Park, Vic 3046

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 203 m2

Type: Townhouse



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**\$650,000**

Welcome to 21 Nerissa Grove, Oak Park - a stunning brand-new home nestled in a small, exclusive development of only four townhouses. This modern gem boasts 2 bedrooms, 2 bathrooms, and an inviting open floor plan, perfect for contemporary living. With meticulous attention to detail, no expense has been spared in crafting a residence that combines style and functionality. The low-maintenance design extends from the chic interiors to the charming outdoor spaces, allowing you to prioritise your time for personal pursuits or quality moments with family and friends. Whether you're a first home buyer, downsizer, or investor, this property is an ideal choice. Conveniently located near local schools, parks, eateries, shops, and transport, 21 Nerissa Grove offers a lifestyle with comfort and accessibility. Don't miss the opportunity to make this house your home. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2024 approx. • Land size of 121m<sup>2</sup> approx. • Building size of 13sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with 900mm S/S appliances including a dishwasher, stone benchtops, island bench with waterfall edging, 2-tone cabinetry, ample cupboard space, under mount kitchen sink, black tapware, finished with European oak flooring • Sizeable open-plan meals & living zone with European oak flooring • 2-Bedrooms with mirrored robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, single vanity, black tapware, combined toilet & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough • Reverse split system heating & cooling in all main areas • Additional features include a security alarm system, video intercom, high ceilings, LED lighting, frosted glass, plus more • Landscaped gardens with a courtyard, decking, garden beds, lawns & a water tank • Single remote garage with rear & internal access • Potential Rental: \$600 - \$650 p/w approx.

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

**THE CLINCHER:** • Where modern comfort meets convenience in every detail. • Around the corner from everything you need!

**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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