

3/3 Xavier Street, Oak Park, Vic 3046



Townhouse For Sale

Sunday, 26 May 2024

3/3 Xavier Street, Oak Park, Vic 3046

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 182 m2

Type: Townhouse



Claudio Cuomo
0419315396



John Nguyen
0433928979

\$700k - \$770k

Nestled in the heart of the Strathmore North Primary School zone, this charming 3-bedroom, 2-bathroom Townhouse offers an unbeatable blend of comfort and convenience. One of just three on the block, it's perfect for first home buyers, young families, or savvy investors. Enjoy a bright, open floor plan that seamlessly connects living, dining, and kitchen spaces, creating a welcoming atmosphere for both relaxation and entertainment. Each bedroom is generously sized, ensuring ample space for everyone. Location is key, and this Townhouse delivers. You're just moments away from top-rated schools, vibrant shops, cosy cafes, and lush parks. With easy access to transport, the Moonee Ponds Creek Trail, and the Oak Park Sports and Aquatic Centre, everything you need is right at your doorstep. Don't miss out on this fantastic opportunity-homes like this don't last long! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Townhouse • Built-in 2019 approx. • Land size of 182m² approx. • Building size of 16sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S Technika appliances including a dishwasher, stone benchtops, ample cupboard space, tiled splash back, finished with polished timber flooring • Sizeable open-plan meals & living zone with polished timber flooring • 3-Bedrooms with robes & carpeted flooring • 2-Bathrooms with shower, bathtub to one, single vanity, combined toilet & tiled flooring • Laundry with single trough • Split system heating & cooling in all main areas • Additional features include zoned to Strathmore North Primary School, high ceilings, LED lighting, frosted glass, roller blinds, plus more • Established gardens with a courtyard, decking, trees, garden beds, lawns, water tank & garden shed • Single remote garage with rear & internal access • Potential Rental: \$600 - \$650 p/w approx. • Body Corp/Strata Insurance: \$350 p/qrt approx.

THE AREA: • Close to Winifred St, 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 - Neighbourhood Residential Zone

THE CLINCHER: • Top-tier education at Strathmore North Primary School zone awaits you! • Enjoy effortless living with this low-maintenance, easy-care Townhouse!

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.

Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979