

3/34 Belair Avenue, Glenroy, Vic 3046



Townhouse For Sale

Wednesday, 10 January 2024

3/34 Belair Avenue, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Townhouse



William Spyrou
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EOI: \$540k - \$580k

Expressions Of Interest Ending Tuesday 13th February 2024 @ 5pm Nestled in the heart of Glenroy, 3/34 Belair Avenue presents an ideal residence for those seeking a low-maintenance yet comfortable lifestyle. Boasting 3 bedrooms spread over 2 levels, this home also features a separate study/home office area - perfect for those working remotely. Enjoy the convenience of proximity to schools, parks, Pascoe Vale Road shopping area, cafes, and excellent public transport options. The property's charm extends outdoors with a low-maintenance courtyard and a spacious private balcony, providing the perfect spaces to relax and unwind. This residence is a fantastic opportunity for homebuyers looking to embrace the vibrant lifestyle of Glenroy. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE:

- Brick & rendered Townhouse
- Built-in 2009 approx.
- Land size of 101m² approx.
- Building size of 13sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S appliances, stone benchtops, breakfast bench, ample cupboard space, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring & balcony access
- Study/Home office zone with built-in desk & shelving
- 3-Bedrooms with robes & timber flooring. Master with balcony access
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Laundry with single trough
- Reverse split system heating & cooling
- Additional features include a security alarm system & video intercom, ducted vacuum, window blinds, timber staircase, plus more
- Courtyard plus a large private tiled balcony off the living zone
- Single remote garage with rear & internal access

Potential Rental: \$520 - \$560 p/w approx. **Body Corp/Strata Insurance:** \$350 p/qtr approx.

THE AREA:

- Close to Glenroy Central Shopping area. Glenroy & 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:

- Separate study/home office - perfect for remote working
- Central to all - cafes, shops, train station & more

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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