

3/38 Sadie Street, Glenroy, Vic 3046



Townhouse For Sale

Thursday, 13 June 2024

3/38 Sadie Street, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 149 m2

Type: Townhouse



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EOI: \$575k - \$625k

Expressions Of Interest Ending Tuesday 2nd July 2024 @ 5pm Welcome to 3/38 Sadie Street, Glenroy - your gateway to contemporary living in a dynamic community. This brand-new gem features 2 bedrooms, 2 bathrooms, and a versatile rumpus room/home office that can easily convert into a third bedroom, catering to your lifestyle needs. Step inside to find an inviting open floor plan that effortlessly integrates living, dining, and kitchen spaces, creating a perfect environment for both relaxation and entertaining. The low-maintenance courtyard provides a private oasis for alfresco dining or simply soaking up the sun. Ideally located, this home is just minutes from schools, shops, parks, cafes, and transport options, ensuring all essentials are within easy reach. Whether you're a first home buyer, a young family, or an astute investor, this property offers a fantastic opportunity to secure a slice of modern comfort in a highly desirable area. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick & Rendered Townhouse
- Built 2024 approx.
- Land size of 149m² approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S Domain appliances including a dishwasher, stone benchtops, ample cupboard space, textured feature tiled splash back, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- Study/Home office, rumpus or 3rd bedroom with timber flooring
- 2-Bedrooms with robes & carpeted flooring
- 2-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles
- Laundry with single trough & storage space
- Reverse split system heating & cooling in all main areas including bedrooms

Additional features include a security alarm system, high ceilings, LED lighting, black tapware & fittings, storage space, awnings, timber staircase, plus more

- Landscaped gardens with a courtyard, decking, trees, garden beds, lawns, water tank & garden shed
- Single remote garage with rear & internal access plus a car space
- Potential Rental: \$500 - \$550 p/w approx.

THE AREA:

- Close to West & East St Shopping Village. Glenroy, Gowrie & Fawkner 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 - Neighbourhood Residential Zone

THE CLINCHER:

- Modern living + low-maintenance lifestyle
- Enjoy ultimate convenience with schools, shops, parks, cafes + transport just moments away

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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