

3/4 Illawarra Street, Glenroy, Vic 3046



Townhouse For Sale

Wednesday, 7 February 2024

3/4 Illawarra Street, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 162 m2

Type: Townhouse



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EOI: \$685k - \$735k

Expressions Of Interest Ending Tuesday 12th March 2024 @ 5pm Nestled in the heart of Glenroy, 3/4 Illawarra St presents itself as a delightful 3-bedroom, 2-bathroom home that seamlessly combines low-maintenance living with high-quality finishes and comfort. The kitchen, designed in a custom Hampton style, stands as a testament to both its functionality and aesthetic appeal. Positioned as the rear unit on a block of just three, this home not only ensures a sense of security and privacy but also offers the benefits of an established property. Ideal for first-time buyers, young families, or savvy investors, this residence has been meticulously cared for by its owner, bringing it to a state that feels almost brand new. The allure lies in the ease of moving in and immediately enjoying the modern features that align with today's lifestyle preferences. Appreciate the charm and character of a home that allows you to spend more quality time with loved ones, all while relishing the vibrant community atmosphere that Glenroy has to offer. This property represents not just a house but a sanctuary where low maintenance meets high quality, creating a haven for comfortable living. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

THE UNDENIABLE:

- Brick & Rendered Townhouse
- Built-in 2017 approx.
- Land size of 162m² approx.
- Building size of 17sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S Miele appliances including an AEG integrated dishwasher, timber benchtops, island bench with pendant lighting, ample cupboard space, finished with hardwood timber flooring
- Sizeable open-plan meals & living zone with hardwood timber flooring
- 3-Bedrooms with robes & carpeted flooring, master at ground level
- 2-Bathrooms with shower, bathtub to main, single vanity, heat lamps, combined toilet & tiled flooring
- Ventilated laundry with single trough
- Reverse split system heating & cooling in all main areas including bedrooms
- Additional features include a security system & video intercom, cabled CCTV installed, ducted vacuum, high ceilings, LED lighting, window furnishings, extra power points throughout, NBN ready, flyscreens, ample storage areas, plus more
- Established gardens with a courtyard, overhead heating, lawns & gutter guards
- Single remote garage with a digital lock, sensor lights, rear & internal access plus a car space

Potential Rental: \$550 - \$600 p/w approx.

THE AREA:

- Close to Glenroy Central Shopping Village, walking distance to Coles.
- 500 metres to the new Glenroy station & bus hub. Walking distance to Oak Park station.
- Surrounded by parks, reserves & schools including 1km to Oak Park Primary, 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:

- With only three residences on the block, this home ensures safety & security
- Just a quick hop, skip, & jump away from all the fantastic offerings in the area

THE TERMS:

- Deposit of 10%
- Settlement of 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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