

3/4 Lex Grove, Oak Park, Vic 3046



Townhouse For Sale

Thursday, 16 November 2023

3/4 Lex Grove, Oak Park, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 198 m2

Type: Townhouse



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EOI: \$545k - \$595k

Expressions Of Interest Ending Tuesday 5th December 2023 @ 5pm Introducing 3, 4 Lex Grove, Oak Park - a charming brick gem nestled in the heart of this vibrant community. Located just moments away from a wealth of amenities, including shops, cafes, the train station, bus hubs, local schools, and serene parklands, this property offers the ultimate in convenience. This well-maintained villa unit boasts a low-maintenance lifestyle, making it an ideal choice for first-time homebuyers, downsizers, retirees, or savvy investors seeking to enhance their portfolio with excellent returns. Don't miss out on this opportunity to own a piece of Oak Park's superbly located real estate. Make your move today - Contact C+M Residential.. 'Helping You Find Home.' THE UNDENIABLE: • Brick Villa Unit • Built-in 1980 approx. • Updated 2000's • Land size of 198m² approx. • Building size of 11sq approx. • Foundation: Concrete slab THE FINER DETAILS: • Kitchen with S/S electric appliances including a dishwasher, ample benchtops & cupboard space, breakfast bench, tiled splashback, finished with timber flooring • Meal's area with timber flooring • Living zone with courtyard access & timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring • Separate laundry with single trough, storage cupboard & rear access • Ducted heating, air-conditioner & ceiling fan • Additional features include window furnishings, pendant lighting, low-maintenance, plus more • Covered & paved alfresco area, established gardens with trees, garden beds & lawns • Garage with rear roller door, plus a car space • Potential Rental: \$440 - \$480 p/w approx. • Body Corp/Strata Insurance: \$460 p/q 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 & local 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: • Single level living • Right around the corner from everything you'll want for a relaxed and connected life. 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