

**3/45 Isla Avenue, Glenroy, Vic 3046**



**Sold Townhouse**

Wednesday, 23 August 2023

3/45 Isla Avenue, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 209 m2**

**Type: Townhouse**

**\$691,000**

\*Fixed Date Sale Closing Tuesday 15th August at 5pm\* Welcome to a residence you will truly love calling home! This cherished family townhouse offers a wealth of features and presents an inviting floor plan with open plan living and dining areas adorned with beautiful hardwood timber floors. Enjoy the abundance of natural light as it fills the space, creating a tranquil and warm atmosphere. The stunning kitchen, boasting white cabinetry and an island bench with stone countertops, is a haven for culinary enthusiasts, complete with a pantry and quality appliances to effortlessly prepare feasts for family and friends. With two bedrooms downstairs and an additional bedroom upstairs, this home accommodates various living arrangements. The upstairs retreat/study area and the downstairs study nook provide ideal spaces for hardworking individuals who require a home office setup. The property also features two central bathrooms, a spacious laundry, and numerous additional amenities. Ideally situated in a highly sought-after location, this home is within close proximity to parklands, transportation options, reputable schools, and the shopping precincts on West Street and Glenroy Central on Pascoe Vale Road. The Northern Golf Club and an array of other amenities are all conveniently nearby. This property presents an unmissable opportunity for those seeking a lifestyle change.

**PROPERTY SPECIFICATIONS:** Land size: Approximately 209m<sup>2</sup> Three bedrooms, featuring polished hardwood timber floors in two bedrooms and carpeted flooring in the upstairs bedroom, all with sliding built-in robes, roller blinds, and split system air-conditioning in the upstairs bedroom. Inviting study/retreat area upstairs with split system air-conditioner and an open study area downstairs. Open plan living and dining area with polished hardwood floors, a split system air-conditioner, and sliding door access to a private courtyard. Modern, fully appointed kitchen with 20mm stone benchtops, 900mm stainless steel appliances including a 5-burner gas hot plate, under bench oven, almost new exhaust canopy and dishwasher, island bench, and pantry. Beautiful central bathrooms, with the downstairs bathroom offering a shower, toilet, bath, and vanity, and the upstairs bathroom featuring a shower, toilet, and vanity. Low maintenance synthetic grass private courtyard with garden beds, water tank, clothesline, and access to the garage and laundry. Single remote entry garage with external access to the side yard and private courtyard, along with an additional car space.

**Additional features:** Gas ducted heating, three split system air conditioners, evaporative cooling, two electric window shutters, shed, new front door and rear slider security door and more.

**LOCATION BENEFITS:** Conveniently close to local parks, schools, and amenities. Glenroy station and bus hub approximately 2.1km away. Glenroy is situated 12.5km north of the CBD, with easy access to City Link, the ring road, and the airport. Don't miss out on the opportunity to secure this highly desirable and affordable property. Move in and start enjoying a life of comfort and convenience or seize the chance for a great investment. Contact us now to arrange a viewing and secure your slice of living excellence in Glenroy.