

31A Belair Avenue, Glenroy, Vic 3046



Townhouse For Sale

Friday, 3 May 2024

31A Belair Avenue, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 252 m2

Type: Townhouse



Claudio Cuomo
0419315396



John Nguyen
0433928979

\$585k - \$635k

Discover the charm and convenience of this dress circle location here at 31A Belair Avenue, Glenroy. Nestled securely at the rear of a dual occupancy, this delightful two-bedroom home is the essence of warmth and character. Ideal for first home buyers, downsizers, retirees, savvy investors or those in need of a RARE DOUBLE garage, the property boasts a low-maintenance, open-plan living space that ensures a relaxed and comfortable lifestyle. Step outside and you'll find yourself moments away from the best Glenroy has to offer. Local shops, schools, parks, cafes, and transport options are all within easy reach, making daily errands and commuting a breeze. 31A Belair Avenue is more than just a house; it's a home sweet home, waiting for you to create new memories. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Dual-Occ • Singel Level, Street facing • Built-in 1990s approx. Updated • Land size of 252m2 approx. • Building size of 14sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with under bench stove & wall oven including a dishwasher, microwave nook, ample benchtops, breakfast bar, cupboard space, tiled splash back, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • 2-Bedrooms with robes & engineered flooring • 1-Bathroom with shower, single vanity, combined toilet & tiled flooring • Laundry with single trough • Gas wall heater, split system heating & cooling, ceiling fans • Additional features include window blinds, storage space, low-maintenance, LED lighting, awnings, plus more • Established gardens with a courtyard, decking, trees & garden beds • Double remote garage with rear access plus car space • Potential Rental: \$500 - \$550 p/w approx. • Strata Insurance: \$250 p/a approx.

THE AREA: • Close to Glenroy Shopping Centre. 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 - Neighbourhood Residential Zone

THE CLINCHER: • Experience unmatched cosiness & safety in this little haven, your perfect, peaceful retreat • Unbeatable location in a prime area, where convenience & community are second to none

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