

**32 Glenn Crescent, Bundoora, Vic 3083**

**AREA SPECIALIST**

**Sold House**

Friday, 11 August 2023

32 Glenn Crescent, Bundoora, Vic 3083

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 543 m2**

**Type: House**



Davis Pham  
0432022686

**\$786,000**

**ITS ADDRESSED** Located in an ideal setting, this home is designed to cater to every stage of your child's education journey. From kindergarten to university, you'll have all the schools you need within reach. Childcare centres, kindergartens, Norris Bank, St Damian's Primary School, and Secondary Colleges like Parade, Northside, and Loyola, as well as RMIT and Latrobe University are just a stone's throw away. But it's not just about education. This neighbourhood offers a convenient lifestyle with a Bundoora Square shopping centre, abundant parklands, and reserves. Everything you need is right at your fingertips. Whether you're an investor, looking to rebuild or move in as is, this home presents a wealth of possibilities for both the present and the future. As property values in this area continue to soar, you can be confident in your investment. Plus, with the tramline and train station conveniently located just 21.4km from Melbourne CBD, commuting is a breeze! Although the current home requires some tender loving care, it presents an excellent opportunity to add value. With a spacious laundry room that can accommodate a second bathroom, you can enhance its appeal and potential. Estimated Rental income of approximately \$450-500pw. Step inside, and you'll find a cozy lounge, a generous rumpus/second living area, a formal dining space, a well-appointed kitchen, and comfortably sized bedrooms with built-in robes. The large undercover decking area is perfect for outdoor dining and entertaining, providing stunning views of Darebin Creek. For your comfort, the house includes ducted heating and air conditioning, ensuring year-round temperature control. Don't miss out on becoming the fortunate new owner of this highly sought-after property. Take advantage of the endless rewards it offers. Act now! For more Real Estate in Bundoora contact your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers/tenants are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.