

33 Valencia Street, Glenroy, Vic 3046



Sold House

Sunday, 20 August 2023

33 Valencia Street, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 633 m2

Type: House



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\$782,500

Introducing 33 Valencia St, Glenroy - an original home that offers a prime investment development opportunity with the potential to subdivide to SIDE by SIDE's (STCA). This well-maintained property sits proudly on a generous allotment of approximately 633m², providing ample space and potential for various purposes. Inside, you'll find a warm and inviting atmosphere, showcasing the property's original features and offering a blank canvas for customization. The spacious layout allows for flexible living arrangements, ensuring comfort and functionality for any occupant. Strategically located, this property is a dream for both investors and developers. Its proximity to local schools, shops, cafes, and parklands ensures convenience and a vibrant lifestyle. Commuting is a breeze, with quick and easy access to the CBD and Melbourne Airport, making it an ideal choice for those who value both urban amenities and connectivity. Whether you're looking to add to your investment portfolio or embark on a development project (STCA), 33 Valencia St presents an exceptional opportunity. Don't miss out on the chance to secure this original home with tremendous potential in Glenroy's sought-after location. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE:

- Weatherboard House, built-in 1970s approx.
- Land size of 633m² approx.
- Building size of 15sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with gas appliance ample benchtops & cupboard space, finished with timber flooring
- Sizeable meals & living zones with timber flooring
- 3-Bedrooms with robes & timber flooring
- 1-Bathrooms with shower, bathtub, single vanity, separate toilet & tiled flooring
- Separate laundry with single trough
- Heating & cooling
- Large allotment with established gardens, trees, garden beds & lawns
- Single garage & carport plus driveway for additional cars
- Potential Rental: \$420 - \$440 p/w approx.

THE AREA:

- Close to West St & Glenroy Shopping Village & Glenroy, Gowrie & Oak Park train station, and bus hub
- Surrounded by parks, reserves & local schools including Northern Golf Club
- And only 12.5km from the CBD with easy City Link and Ring Road and airport access
- Zoned Under the City of Merri-bek - Neighbourhood Residential Zone

THE CLINCHER:

- Sizeable land, excellent for development opportunity w/ potential to subdivide to SIDE by SIDE's (STCA)
- Endless possibilities: Develop, rent, renovate, extend, or build your dream home.

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.

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