

**36 Everard Street, Glenroy, Vic 3046**



**Sold Townhouse**

Tuesday, 7 May 2024

**36 Everard Street, Glenroy, Vic 3046**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 164 m2**

**Type: Townhouse**



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**\$610,000**

Expressions Of Interest Ending Tuesday 4th June 2024 @ 5pm Welcome to 36 Everard Street, a pristine and low-maintenance home perfectly positioned in the sought-after suburb of Glenroy. This free-standing property is beautifully presented, featuring a flexible layout with three bedrooms or two plus a study, tailored to meet the needs of any modern lifestyle. The home stands on its own title, with a separate driveway enhancing its privacy and eliminating any body corporate fees. This is an ideal choice for first home buyers, downsizers, or a young family seeking a blend of comfort and convenience. Professionals or investors will also find this property appealing due to its proximity to local amenities including schools, shops, cafes, restaurants, and parks. Transport links are easily accessible, making commutes to Melbourne CBD and the airport a breeze. Meticulously maintained and ready to move in, this home offers a tranquil escape without sacrificing convenience. Don't miss out on this exceptional opportunity to own a piece of Glenroy's finest. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2012 approx. • Land size of 164m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, tiled splash back, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • Study/Home office or 3rd bedroom with engineered flooring • 2-3-Bedrooms with robes & carpeted/engineered flooring, master with ensuite • 1-Bathroom with shower over bathtub, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough & storage space • Split system heating & cooling in all main areas • Additional features include high ceilings, storage areas including under stairs, roller blinds, plus more • Street facing separately titled home with established gardens, a courtyard, pavers, trees, garden beds • Single remote garage with rear & internal access plus separate driveway for additional car • Potential Rental: \$550 - \$600 p/w approx. • Body Corp/Strata Insurance: N/A

**THE AREA:** • Close to West & East St & Glenroy Shopping Village. Glenroy, Gowrie & Fawkner 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:** • Enjoy the freedom of no body corporate fees with your own separately titled sanctuary • Experience effortless living with this low-maintenance home - more time for what truly matters

**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. Marwan Abdulwahed: 0420 647 396 Frank Antonello: 0414 567 768