

36 Ridgeway Avenue, Glenroy, Vic 3046



Unit For Sale

Thursday, 16 November 2023

36 Ridgeway Avenue, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 181 m2

Type: Unit



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\$365k - \$395k

Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick & Rendered Villa Unit • Built-in 2000 approx. Updated • Land size of 181m² approx. • Building size of 12sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S Technika appliances including a Bosch dishwasher, ample benchtops & cupboard space plus a wine shelf, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • 2-Bedrooms with mirrored robes & carpeted flooring • 1-Bathroom with shower over bathtub, single vanity, combined toilet & floor to ceiling tiles • Laundry in bathroom • Gas heating & reverse split system heating & cooling • Additional features include LED lighting, window blinds, linen cupboard, low-maintenance home, plus more • Established gardens with trees, garden beds, lawns & decked front porch • Single carspace, plus an additional 2nd carspace • Potential Rental: \$400 - \$450 p/w approx. **THE AREA:** • Close to Glenroy Central Shopping. Glenroy & Oak Park train station, & bus hub • Surrounded by parks, reserves & local schools including 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 modern comfort in this renovated gem nestled in peaceful Glenroy, an ideal start for homeowners • Low-maintenance living with everything close by • A bonus 2nd carspace - **WINNING!** **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. Phillip Castro: 0428 097 070 William Spyrou: 0404 999 064