

# 37 Wheatsheaf Road, Glenroy, Vic 3046



## Sold House

Thursday, 9 November 2023

37 Wheatsheaf Road, Glenroy, Vic 3046

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 697 m2

Type: House



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**\$1,070,000**

Discover the charm of this original brick beauty at 37 Wheatsheaf Rd, GLENROY. This spacious family home boasts 4 bedrooms, 2 bathrooms, multiple living areas and a double garage, offering the perfect setting for your family's needs. Situated on a generous 697m<sup>2</sup> allotment approx, there's plenty of room for outdoor activities. What sets this property apart is its unbeatable location. You'll find convenience at your doorstep with shops, cafes, banks, post office, and a community centre just steps away. For families, local schools are within easy reach, and nearby parklands provide a green oasis for recreation. Whether you're looking for your ideal family home or a smart investment, 37 Wheatsheaf Rd presents an exciting proposition. Don't miss the chance to make this property your own and enjoy the best of GLENROY living. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick House • Built-in 1989 approx. • Land size of 697m<sup>2</sup> approx. • Building size of 26sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with electric stove top and wall oven, ample benchtops & cupboard space, breakfast bench, corner pantry, finished with vinyl flooring • Sizeable meals, formal dining, rear rumpus area & separate living zone with built-in bar • 4-Bedrooms with carpeted flooring, 2 with BIRs, master with WIR & ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilet & tiled flooring • Separate laundry with double trough & rear access • 2 x Split System air conditioners & ceiling fans • Additional features include high ceilings, storage areas, window blinds, sunken lounge, plus more • Large allotment with workshop/storage, established gardens, trees, garden beds & lawns • Double garage with rear roller door, plus driveway for additional cars • Potential Rental: \$600 - \$650 p/w approx.

**THE AREA:** • Close to Wheatsheaf Rd & Glenroy Central Shopping. Glenroy 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:** • Huge Home + Dual Living Zones - All on a SINGLE level • Single Dwelling Covenant

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days

**SPECIAL NOTES:** • Oven noted as not working • Heating noted as not working • Cooling noted as not working

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