

**39 Widford Street, Glenroy, Vic 3046**



**Sold House**

Saturday, 24 February 2024

39 Widford Street, Glenroy, Vic 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 5**

**Area: 632 m2**

**Type: House**



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**\$742,000**

Explore the charm of 39 Widford Street, Glenroy, a classic weatherboard home ready for a modern makeover. Perfectly maintained and brimming with character, it's the ideal blank canvas for those looking to add their personal touch. Situated in a desirable Glenroy area, the home is conveniently close to shops, parks, schools, eateries, and transport, offering an easy lifestyle. The property features a flexible layout with 2 to 3 bedrooms and ample living spaces, alongside a large backyard with potential for extensions or redevelopment (STCA). Sitting on a substantial 632m<sup>2</sup> approx block in a sought-after location, it presents vast potential for a variety of projects, from family homes to multi-dwelling developments. 39 Widford Street is not just a house; it's a project filled with opportunity, ideal for first-home buyers, investors, or developers. A unique chance to create something special awaits. Don't miss out on being part of its future. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Weatherboard House • Built-in 1950s approx. • Land size of 632m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with gas appliances, breakfast bench with pendant lighting, ample benchtops & cupboard space, finished with tiled flooring • Sizeable meals area with tiled flooring • Separate living area with timber flooring • A family room or 3rd bedroom with timber flooring • 2-Bedrooms with robes & wool carpeted flooring • 1-Bathroom with shower, single vanity, combined toilet & heated tiled flooring • Laundry with single trough, heated tiled flooring & a separate 2nd toilet • Split system & ceiling fans • Additional features include high ceilings, curtains, ample storage areas, plus more • Established gardens with a large rear alfresco. Trees, including fruit trees, garden beds, lawns, pavers & a greenhouse • Double garage with study/studio at back, carport & driveway for additional cars • Potential Rental: \$450 - \$500 p/w approx.

**THE AREA:** • Close to Widford St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park 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 - General Residential Zone

**THE CLINCHER:** • A solid foundation for your next creative endeavour • Unlock endless possibilities, perfect for renovators, investors & developers alike

**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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