

**4/13 Stella Street, Glenroy, Vic 3046**



**Townhouse For Sale**

Tuesday, 14 May 2024

4/13 Stella Street, Glenroy, Vic 3046

**Bedrooms: 2**

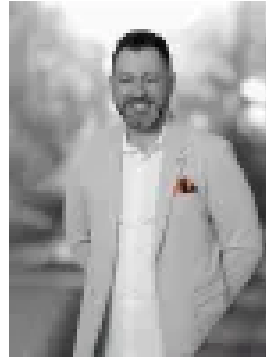
**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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**Private Sale: \$575k - \$615k**

Nestled securely at the rear of a quiet block of four, this low-maintenance residence offers a perfect blend of comfort and convenience, making it an ideal choice for first-time homebuyers, young families, downsizers, or savvy investors. This charming two-bedroom home features a central bathroom and an open floor plan that effortlessly flows into an easy-care courtyard-perfect for relaxed living. The property boasts a prime location, just a stone's throw from the vibrant West Street shops and cafes. Families will appreciate the proximity to local schools and parks, including Sewell Reserve, which features an off-leash dog park, making it perfect for pet owners. Additionally, public transport options are conveniently close, ensuring easy commuting. Step into a life of simplicity and convenience at 4/13 Stella Street, where every detail is designed for ease and comfort. Don't miss out on this exceptional opportunity to own a piece of Glenroy's serene and sought-after neighbourhood. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick & Rendered Villa Unit • Single Level • Built-in 2024 approx. • Land size of 195m<sup>2</sup> approx. • Building size of 12sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench with waterfall edging, 2-tone cabinetry, ample cupboard space, undermount kitchen sink, tiled splash back, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • 2-Bedrooms with robes & engineered flooring • 1-Bathroom with shower, single vanity, combined toilet & floor to ceiling tiles • Laundry with single trough • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include high ceilings, roller blinds, black tapware & fittings plus more • Landscaped gardens with a courtyard, trees, garden beds, lawns, water tank & garden shed • Single remote garage with rear & internal access • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata Insurance: TBCTHE

**AREA:** • Walk to West St Shopping & Café 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:** • Everything at your doorstep-shops, schools, parks & transport • Enjoy peace of mind in this safe & secure home, perfectly positioned for privacy

**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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