

4/15 Gladstone Parade, Glenroy, Vic 3046

Townhouse For Sale

Monday, 4 March 2024



4/15 Gladstone Parade, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 94 m2

Type: Townhouse



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AUCTION this Saturday @ 1:00 PM: \$500k - \$550k

Nestled away from the street for security and privacy, 4/15 Gladstone Parade, Glenroy, is a contemporary Townhouse presenting as a perfect entry into the property market for any first home buyer or savvy investor. Boasting a smart layout, premium finishes, and unbeatable central convenience, this home offers two bedrooms plus a dedicated study area with a built-in workstation. The sleek kitchen flows seamlessly into the light-filled living and dining space, which opens onto a generously sized, yet secluded terrace. Conveniently located within walking distance to Glenroy Station, bus stops, vibrant shopping areas, and trendy cafes, this property also enjoys proximity to schools, parks, and recreational trails. With easy access to Citylink and the Western Ring Road, this home represents modern living at its finest. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick & Rendered Townhouse • Built-in 2013 approx. • Land size of 94m² approx. • Building size of 12sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S appliances including a Bosch dishwasher, stone benchtops, breakfast bench, ample cupboard space, tiled splash back, finished with hardwood timber flooring • Sizeable open-plan meals & living zone with hardwood timber flooring • Study/Home office with built-in desk & hardwood timber flooring • 2-Bedrooms with robes & hardwood timber flooring • 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Split system heating & cooling in all main areas including bedrooms • Additional features include a security alarm system & video intercom, roller blinds, frosted glass, high ceilings, fixed clothes line in courtyard, plus more • Established gardens with an oversized terrace balcony & courtyard. Trees, garden beds & a water tank • Single remote garage with internal access • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata Insurance: \$270 p/qtr approx.

THE AREA: • Close to Glenroy Central Shopping Village. Glenroy & 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: • Safe + Secure home in the heart of Glenroy • Low maintenance with a wonderful large terrace to enjoy

THE TERMS: • Deposit of 10% • Settlement of 45/60/75 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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