

4/16 Ogden Street, Glenroy, Vic 3046



Sold Unit

Monday, 19 February 2024

4/16 Ogden Street, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 146 m2

Type: Unit



Frank Antonello
0404999064



Marwan Abdulwahed
0420647396

\$513,000

Nestled in the heart of Glenroy, 4, 16 Ogden Street presents an enticing opportunity for those seeking low-maintenance living without compromising on convenience. This inviting home boasts a sought-after single-level layout, offering ease of access and comfortable living for all. Just moments from shops, cafes, parklands, schools, and transport options, the location is simply unbeatable. With easy access to both Melbourne CBD and the airport, this property caters to every lifestyle need. Step inside to discover a well-appointed 2-bedroom layout, complemented by an open-plan design that enhances the sense of space and light. The highlight of this home is undoubtedly the delightful courtyard, offering a private oasis to relax and entertain in style. Whether you're a first-home buyer looking to enter the property market, a downsizer seeking a more manageable lifestyle, or an investor looking to expand your portfolio, this property ticks all the boxes. With only 4 units in the block, exclusivity and tranquillity are assured. Don't miss your chance to secure this prime piece of real estate in Glenroy's thriving community. Contact us today to arrange your inspection and make this your next move. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Villa Unit • Built-in 2012 approx. • Land size of 146m² approx. • Building size of 10sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S Technika appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, finished with tiled flooring • Sizeable open-plan meals & living zone with tiled flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, single vanity, combined toilet & tiled flooring • Laundry with single trough • Reverse split system heating & cooling in all main areas, including bedrooms • Additional features include high ceilings, roller blinds, ample storage areas, low-maintenance, plus more • Established gardens with a courtyard, decking, trees, garden beds, turf & a water tank • Single remote garage with rear & internal access • Potential Rental: \$540 - \$560 p/w approx. • Body Corp/Strata Insurance: \$260 p/qtr approx.

THE AREA: • Close to East St & Sydney Road shopping area. Gowrie, Fawkner & Glenroy 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 - Neighbourhood Residential Zone

THE CLINCHER: • A single-level sanctuary, perfect for those seeking effortless living • Conveniently situated near all local amenities, offering hassle-free upkeep.

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. Frank Antonello: 0414 567 768 Marwan Abdulwahed: 0420 647 396