

**4/2 Cartwright Street, Oak Park, Vic 3046**

**Sold Townhouse**

Wednesday, 20 September 2023



4/2 Cartwright Street, Oak Park, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 147 m2**

**Type: Townhouse**



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**\$698,500**

Welcome to your new home at 4, 2 Cartwright St, Oak Park - a charming street-facing Townhouse that offers the perfect blend of convenience and comfort. This 3-bedroom, 2-bathroom gem requires minimal maintenance, allowing you more time to unwind and relax in your private courtyard after a long day. One of its standout features is the separate driveway and NO body corporate fees, ensuring you have full control and no ongoing expenses. Located near Oak Park train station, shops, cafes, local schools, and lush parklands, you'll find everything you need just moments away. Commuting to Melbourne's CBD and the airport is a breeze, making this an ideal choice for homebuyers looking for the perfect balance of suburban tranquillity and urban accessibility. Don't miss out on this opportunity to make this near-new home yours! Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick & Rendered Townhouse • Built-in 2019 approx. • Land size of 147m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S Domain appliances including a dishwasher, stone benchtops, ample cupboard space, finished with polished timber flooring • Sizeable meals & living zone with polished timber flooring • 3-Bedrooms with BIRs & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, black tapware & fittings, combined toilet & floor to ceiling tiles • Powder room with built-in storage cupboards & single vanity • Separate laundry with built-in cupboard & bench space plus a single trough • Reverse split system heating & cooling in all main areas • Additional features include high ceilings, LED lighting, ample storage areas, timber staircase, plus more • Decked courtyard with established gardens, garden beds, turf & water tank • Single remote garage with storage, separate driveway for additional car • Potential Rental: \$600 - \$650 p/w approx. • Body Corp/Strata Insurance: N/A **THE AREA:** • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. • Oak Park & Glenroy train station and bus hub • Surrounded by parks, reserves & local schools • And only 11.5km from the CBD with easy City Link and Ring Road, and airport access • Zoned Under the City of Merri-bek - General Residential Zone **THE CLINCHER:** • Modern living at its finest in this near-new gem close to everything • Low-maintenance & separate driveway - BONUS! **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. Marwan Abdulwahed: 0420 647 396 Phillip Castro: 0428 097 070