

4/84 Isla Avenue, Glenroy, Vic 3046



Unit For Sale

Friday, 3 November 2023

4/84 Isla Avenue, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Claudio Cuomo
0419315396



John Nguyen
0433928979

Private Sale: \$497k - \$545k

Discover the charm of single-level living in this brand-new gem nestled in the heart of Glenroy. This low-maintenance 2-bedroom home is a perfect fit for first-time buyers, downsizers, or savvy investors. Conveniently located near schools, shops, cafes, parks, and transportation, this sought-after address offers a stress-free lifestyle. Say goodbye to chores and hello to more leisure time - it's your chance to reclaim your weekends and truly enjoy life. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

THE UNDENIABLE: • Brick single-level unit • Built in 2023 approx. • Land size 161m² approx. • Building size of 11sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S Lusso electric appliances including a dishwasher, 2-tone cabinetry, breakfast bench, ample benchtops & cupboard space, finished with tiled flooring • Sizeable open-plan meals with carpeted flooring • Living zone with skylight & carpeted flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, single vanity, combined toilet & tiled flooring • European-style laundry with single trough • Reverse split system heating & cooling • Additional features include a security alarm system, high ceilings, LED lighting, roller blinds, plus more • Private courtyard with landscaped gardens, garden beds & lawns plus a water tank • Single remote garage • Potential Rental: \$480 - \$520 p/w approx. • Owners Corp: Estimate \$350p/qtr approx.

THE AREA: • Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park train station, & bus hub • Surrounded by parks, reserves & local schools including 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: • Brand new, low-maintenance living in Glenroy's heart • Modern living, perfect for first-timers, downsizers, and investors

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.

Claudio Cuomo: 0419 315 396 William Spyrou: 0404 999 064