

4 Moonee Boulevard, Glenroy, Vic 3046



House For Sale

Tuesday, 21 May 2024

4 Moonee Boulevard, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 585 m2

Type: House



Claudio Cuomo
0419315396



John Nguyen
0433928979

\$750k - \$825k

Welcome to 4 Moonee Boulevard, Glenroy - a delightful 3-bedroom family home nestled in a quiet and highly sought-after location. This charming residence sits on a generous 585m² (approx.) parcel of land, offering a spacious rear yard perfect for outdoor activities and future possibilities. Whether you're looking to move straight in and enjoy the existing modern-day updates, extend, or sub-divide (STCA) this property provides endless opportunities. Convenience is at your doorstep with shops and cafés on Ridgeway Avenue just around the corner. Families will appreciate the proximity to local schools, parks, the picturesque Moonee Ponds Trail Creek, Glenroy Valley Parklands, and various transport options. Don't miss the chance to secure this versatile and inviting family home in a prime Glenroy location! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Veneer House with rendered cladding finish
- Built-in 1960's approx. Updated 2000's
- Land size of 585m² approx.
- Building size of 17sq approx.
- Foundation: Concrete re-stumped 2022

THE FINER DETAILS:

- Kitchen with S/S 900mm Delonghi stove/oven, a Beko dishwasher, ample benchtops, breakfast bench, cupboard space, kitchen sink, tiled splash back, pantry, finished with hardwood timber flooring
- Sizeable meals area with hardwood timber flooring & rear access
- Separate living zone with hardwood timber flooring
- 3-Bedrooms with robes & hardwood timber flooring
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & floor to ceiling tiles
- Laundry with single trough, bench space & storage cupboards
- Ducted heating, split system heating & cooling plus a ceiling fan
- Additional features include high ceilings, LED lighting, window blinds, pendant lighting, close to Glenroy Valley parklands
- Established gardens with a large front & rear yard, decking, trees, fruit trees, garden beds, lawns & a garden shed
- Single garage with driveway for additional parking for up to 3+ cars
- Potential Rental: \$600 - \$650 p/w approx.

THE AREA:

- Walk to Ridgeway Ave shops & café. Near Glenroy Shopping Village. Glenroy train station & bus hub
- Surrounded by parks, reserves & schools, Moonee Ponds Creek Trail & Glenroy Valley Parkland
- 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:

- Spacious 585m² block offering endless possibilities to extend or sub-divide (STCA)
- Quiet family-friendly location with nearby schools, parks, and convenient shops and cafes

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
John Nguyen: 0433 928 979