

**40 Hartington Street, Glenroy, Vic 3046**



**Townhouse For Sale**

Thursday, 8 February 2024

40 Hartington Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 305 m2**

**Type: Townhouse**



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**\$700k - \$750k**

Welcome to 40 Hartington Street, Glenroy - where modern living meets convenience! This street-facing corner home is nestled in the heart of Glenroy, just moments away from shops, eateries, parkland, schools, and the train station. This 3-bedroom, 2-bathroom gem boasts a prime location with no body corp, making it an ideal choice for home buyers looking to settle in Glenroy or savvy investors recognising the key role of location. The open-plan design flows seamlessly, featuring an enclosed alfresco area for year-round entertaining with family and friends. Embrace the low-maintenance appeal that we all crave today. Act quickly, as this home is a rare find in Glenroy and won't last long! Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:**

- Brick Corner Townhouse
- Built-in 2010 approx.
- Land size of 305m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S appliances with a 900mm stove top, a Bosch dishwasher, 2-tone cabinetry, stone benchtops, breakfast bench with pendant lighting, ample cupboard space, corner pantry, tiled splash back, finished with hardwood timber flooring
- Sizeable open-plan meals & living zone with hardwood timber flooring
- 3-Bedrooms with robes & carpeted flooring, master with 2-way bathroom access
- 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & floor to ceiling tiles
- Laundry with single trough & rear access
- Ducted heating, evaporative cooling & ceiling fans
- Additional features include a security alarm system & video intercom, high ceilings, LED lighting, day & night roller blinds, ample storage spaces, plus more
- Street facing corner home, enclosed & decked pergola area with ceiling fan, established gardens with a courtyard, trees, garden beds & lawns
- Single remote garage plus driveway for additional car
- Potential Rental: \$580 - \$620 p/w approx.
- Body Corp/Strata Insurance: N/A

**THE AREA:**

- Close to Glenroy Central Shopping Village. 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 - General Residential Zone

**THE CLINCHER:**

- A corner street facing home with everything at your doorstep
- An indoor/outdoor alfresco to enjoy all year round

**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.

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