

**44 Pengana Avenue, Glenroy, Vic 3046**



**Sold Townhouse**

Friday, 18 August 2023

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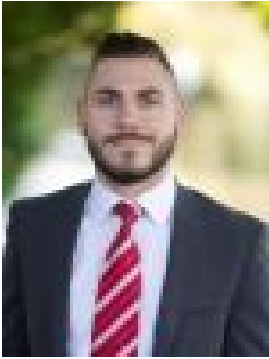
**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 186 m2**

**Type: Townhouse**



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**\$630,000**

If space is important to you then look no further, this well maintained two bedroom townhome offers a flexible and spacious floorplan that is rarely seen. Positioned in one of Glenroy's most sought after pockets, the ANA Estate, with many amenities in the vicinity including Penola College, Glenroy West Primary School, Glenroy train station, Pascoe Vale Road shopping strip and many local parks nearby, this is simply one opportunity you simply won't want to miss!

**PROPERTY SPECIFICATIONS:-** Land size of 186m<sup>2</sup> (approx.)- 2 Generously sized bedrooms with carpeted flooring and built in robes, and a split system air-conditioner to the master- A formal lounge on entry complimented by stunning timber flooring and a split system air-conditioner- Meals area adjoining the kitchen with sliding door access to the private courtyard- A fully appointed kitchen boasting stone benchtops, 600mm stainless steel 4 burner gas hot plate, rangehood, under bench oven & dishwasher, breakfast bench, glass splashback, pantry and plenty of storage space- A handy study nook upstairs for those looking to work from home- Central bathroom upstairs containing a single vanity, semi-frameless shower, bathtub and tiled flooring with a separate toilet- A full size laundry with built in cupboards- Outside, a wonderful decked zone perfect to entertain with family and friends with established garden beds - A single remote entry garage offering plenty of space for storage with direct access into the home, and an additional car space in the driveway- Other features include: Ducted heating, split system air-conditioning, alarm, video intercom system, linen closet and more

**LOCATION BENEFITS:-** 450m (approx.) to Penola Catholic College- 700m (approx.) to Glenroy West Primary School- 1.2km's (approx.) to Pascoe Vale Road Shopping Strip- 1.4km's (approx.) to Glenroy Train Station- Moonee Ponds Creek Trail nearby- Located within a short distance to many local, parks and schools- Glenroy is located 12.5km's North of the CBD with terrific Citylink, ring road and airport access