

45 New Road, Oak Park, Vic 3046



House For Sale

Wednesday, 6 March 2024

45 New Road, Oak Park, Vic 3046

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 287 m2

Type: House



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\$850k - \$915k

Introducing 45 New Road, Oak Park - a delightful 4-bedroom, 2-bathroom haven boasting 2 spacious living zones. Meticulously maintained, this home offers a blend of comfort and convenience. Abundant storage solutions with an open-plan layout creates an inviting space ideal for growing families. Situated in a sought-after locale, this residence offers proximity to essential amenities including schools, shops, cafes, parks, and efficient transport links. Savour breathtaking city views from the balcony, perfect for serene mornings with a cuppa or unwinding evenings with a night cap. The well-manicured gardens exude charm and require minimal upkeep, ensuring easy maintenance for the busy homeowner. With its character-filled ambiance and prime positioning, 45 New Road presents an unparalleled opportunity for discerning buyers seeking a home that harmonises character, charm, and convenience in one perfect package. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick & Weatherboard House • Built-in 2005 approx. • Land size of 287m² approx. • Building size of 20sq approx. • Foundation: Stumps

THE FINER DETAILS: • Kitchen with S/S appliances including a dishwasher, ample benchtops & cupboard space, breakfast bench, double S/S kitchen sink, tiled splash back, finished with timber flooring • Sizeable open-plan meals & living zone. Separate formal lounge area all with timber flooring • Study/Home office or 4th bedroom with carpeted flooring, plus a balcony • 4-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Ducted heating, split system heating & cooling plus ceiling fans • Additional features include City views from the balcony, plantation shutters, high ceilings, ample storage space including underground, day & night roller blinds plus more • Established front & rear gardens with trees, garden beds, lawns & a garden shed • Single remote garage with storage space & internal access, plus driveway for additional car • Potential Rental: \$650 - \$700 p/w approx.

THE AREA: • Close to Pascoe Vale Rd, Snell Gr, Devon Rd & Pascoe St shopping & cafe strips. • Oak Park & Glenroy train station & bus hub • Surrounded by parks, reserves & schools • Only 11.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - Neighbourhood Residential Zone

THE CLINCHER: • Serene City view, while you work from home! • Street facing + Separate Title = The GOOD Life.. • A short stroll to Francis Winifred Cafe & Strathmore Parks

THE TERMS: • Deposit of 10% • Settlement of 60/75/90 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