

# 46 Valley Crescent, Glenroy, Vic 3046

## Sold House

Friday, 11 August 2023

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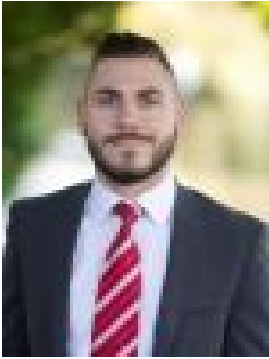
**Bedrooms: 3**

**Bathrooms: 1**

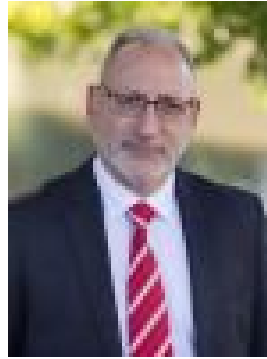
**Parkings: 3**

**Area: 591 m2**

**Type: House**




Daniel Imbesi  
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Mark Imbesi  
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**\$785,000**

Auction Location: On site We have on offer a very special family home with the opportunity to secure a quality renter on a periodic lease that would love to stay on and the current rental is \$450 per week or \$1955 PCM. The astute investor or home buyer will enjoy a great floor plan with open plan living and dining area complimented by a spotless kitchen and meals area all overlooking the low maintenance yard and outdoor entertaining area. Comprising of three bedrooms with built in robes and a central bathroom. Additional features including a sauna and shower and a brick garage with mechanic's pit. The ideal location with many amenities in the vicinity including local schools, Glenroy train station, Pascoe Vale Road shopping strip and many local parks nearby. You will not be disappointed!  **PROPERTY SPECIFICATIONS:-**  
Land size of 591m<sup>2</sup> (approx.)- 3 Generously sized bedrooms with polished hardwood timber flooring, built in robes in two rooms and roller blinds- A formal entry that leads to an open plan living and dining area with sliding door access to balcony all with polished hardwood timber floors, timber venetian blinds and weather wall reverse cycle air-conditioner.- A spotless laminate timber look kitchen with breakfast bench, electric hot plate and wall oven with adjacent meals area.- Central bathroom containing a single vanity, shower and a separate toilet.- A full size laundry with a double stainless trough with external access.- Outside a private yard with a paved area just perfect to entertain and relax, established gardens and lawn area.- A single brick garage with mechanics pit for the working on your car with access from the rear of the garage- Other features include: alarm system, under the house there is sauna, shower, storage area and workshop. - Under the stairwell there a storage room or multipurpose room with a window and door.**LOCATION BENEFITS:-** 1.9km (approx.) to Glenroy Train Station- 400m (approx.) to 542 Bus route on Augustine Terrace- 1.4k (approx.) to Pascoe Vale Road Shopping Strip- 1.5km (approx.) to Glenroy West Primary School- 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