

**49 Kennedy Street, Glenroy, Vic 3046**



**Sold House**

Saturday, 18 November 2023

49 Kennedy Street, Glenroy, Vic 3046

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 311 m2**

**Type: House**



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**\$1,180,000**

Located in the heart of Glenroy, 49 Kennedy Street stands out as a rare gem in today's market. This quality-built home, boasting an enviable street frontage and the luxury of no body corporate, represents an opportunity not to be missed. The home features four generously sized bedrooms, offering ample space for a growing family. At the heart of this residence is an open-plan kitchen and meals area, seamlessly flowing into a spacious family room - perfect for relaxed living and entertaining. The contemporary design and finish of this home make it a true family haven. The location of this property is second to none. Situated within easy walking distance to the train station, bus stops, and local shopping precincts, convenience is at your doorstep. Education is also a breeze with nearby schools. For leisure, the Glenroy Golf Course and the new community centre are just a stone's throw away, offering recreational activities for the whole family. Moreover, this property is ideally positioned about 13km from Melbourne's CBD, with straightforward access via Citylink or the Western Ring Road, making commuting a breeze. Don't miss the chance to make this exceptional property your new home. Contact us today to book your inspection and take the first step towards living in comfort and style at 49 Kennedy Street, Glenroy. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:**

- Brick side-by-side
- Built-in 2022 approx.
- Land size of 311m<sup>2</sup> approx.
- Building size of 19sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S appliances including a dishwasher, stone benchtops, island bench, ample cupboard space, walk-in pantry, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- 4-Bedrooms with robes & carpeted flooring, master with ensuite
- 2-Bathrooms with shower, single & double vanity, combined toilet & tiled flooring
- Separate laundry with single trough & rear access
- Heating & cooling

**Additional features include:**

- Street facing home with a courtyard, landscaped gardens with trees, garden beds & lawns
- Single remote garage with internal access
- Potential Rental: \$650 - \$700 p/w approx.
- Body Corp/Strata Insurance: N/A

**THE AREA:**

- Close to Glenroy Central Shopping Village. Glenroy & Oak Park train station, & bus hub
- Surrounded by parks, reserves & local schools including Northern Golf Club
- 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:**

- Single level side by side are the new black!
- 4-bedroom family home on the Toorak side of Glenroy

**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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