

**52 Cromwell Street, Glenroy, Vic 3046**



**Sold House**

Friday, 26 January 2024

52 Cromwell Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 285 m2**

**Type: House**



Richard Imbesi

0438644223

**\$625,000**

Move straight in and start enjoying all the creature comforts that are on offer with this wonderful home. Sitting on a comfortable size parcel of land measuring (285m<sup>2</sup>) approx. with very little maintenance required and positioned at the front of a boutique block of only two, meaning there is NO owners corporation fees. Nestled behind the front fence and offering a beautiful triple fronted façade featuring a timber decked porch and surrounded by mature gardens. Step inside to find an open plan living/dining room with Baltic Pine timber floors, refurbished kitchen that includes laminated cabinetry, stainless steel appliances, dishwasher, gas cooktop and an abundance of cupboards. Three bedrooms, master with built in robes are serviced by two renovated bathrooms both finished in warm soft tones. Step outside to find a private rear courtyard complete with a timber deck and providing easy access to the carport which can be utilized as an undercover outdoor entertaining area when not housing a car. Other features include ducted heating, split system air conditioning, alarm system, CCTV security cameras, high ceilings, off street parking for three (3) vehicles and much more. Ideally located with local schools, shops, sporting facilities and the new state of the art Glenroy train station all within walking distance. Potential Rental Return - \$530 - \$560 per week\*\*The stated rental return is an approximation and serves as a guide based on the current market rate in March 2024. Actual returns may vary\*\*