

**72 Tarana Avenue, Glenroy, Vic 3046**



**Sold House**

Friday, 1 September 2023

72 Tarana Avenue, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 609 m2**

**Type: House**



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**\$820,000**

Nestled in the highly sought-after ANA estate, this charming original weatherboard home at 72 Tarana Ave, GLENROY, offers a remarkable opportunity for a wide range of buyers. Sitting on a generous 609m<sup>2</sup> approx allotment, the property boasts a convenient location close to local schools, parklands, transport, shops, and popular eateries. The home's clean and neat interiors present an inviting canvas for those wishing to renovate and add their personal touch. Alternatively, the spacious land size offers an enticing prospect for those looking to develop (STCA), rebuild their dream residence or invest in a location with endless possibilities. With its blend of character and potential, this property is the ideal choice for families, investors, and developers alike. Don't miss the chance to make this unique home your own, where convenience meets opportunity in one of Melbourne's most beloved neighbourhoods. Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Original Weatherboard House • Built-in 1960s approx. • Land size of 609m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Stumps **THE FINER DETAILS:** • Kitchen with stand-alone gas stove-top/oven/grill, ample cupboard space & benchtops, finished with tiled flooring • Sizeable meals area with tiled flooring • Separate living zone with carpeted flooring • 3-Bedrooms with carpeted flooring • 1-Bathroom with shower over bathtub, single vanity, separate toilet with vanity & tiled flooring • Separate laundry with single trough • Ducted heating & air-conditioner • Additional features include large allotment, window roller shutters to most windows, plus more • Large allotment with established gardens, trees & fruit trees, garden beds & lawns, covered patio • Garage & carport plus driveway for off-street parking • Potential Rental: \$500 p/w approx. **THE AREA:** • Close to Pascoe Vale Rd Glenroy Shopping Village. Glenroy & Oak Park train station, and bus hub • Surrounded by parks, reserves & local schools including Northern Golf Club • And only 12.5km from the CBD with easy City Link and Ring Road, and airport access • Zoned Under the City of Merri-bek - Neighbourhood Residential Zone **THE CLINCHER:** • Unleash potential with options to develop (STCA), renovate or rebuild your dream residence. • A prime 609m<sup>2</sup> allotment in the coveted ANA estate, perfect for families or investors **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. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979