

**76 Pecham Street, Glenroy, Vic 3046**

**Agents+**

**House For Sale**

Friday, 3 May 2024

76 Pecham Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 415 m2**

**Type: House**



Tim Ilyas

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**\$650,000 - \$695,000**

This charming 3-bedroom home offers ample space for your growing family, featuring an open-plan layout, sunlit interiors, and a versatile sunroom for added living space. The modern kitchen boasts a sleek concrete island bench, 900mm stainless steel appliances, and a double drawer dishwasher - ideal for busy households. Stay comfortable year-round with ducted heating, evaporative cooling, and a split system, while the security of an alarm system/CCTV and the cost-saving benefits of solar panels provide peace of mind. Property details: • Brick House, built-in 1960s approx. • Renovated • Land size of 415m<sup>2</sup> approx. • Foundation: Stumps Key features: • Central kitchen with 900mm S/S appliances including a double drawer dishwasher, ample benchtops & cupboard space, with concrete island bench • Hardwood timber flooring and Carpeted bedrooms • Sizeable open-plan living and meal area • 3-Bedrooms with BIR's • 1-Bathroom with shower, bathtub, single vanity, toilet & tiled floor to ceiling. • Separate laundry with 2nd toilet • Ducted heating plus split system heating & cooling • Evaporative cooling • CCTV Cameras & Alarm System • Secure carport with remote garage door • Potential Rental: \$600 - \$650 p/w approx. Conveniently located within walking distance to train stations, parks, and schools, this home provides the perfect blend of comfort and convenience for your family's needs. Don't miss the opportunity to make this your home - schedule a viewing today call Tim on 0403 587 735. DISCLAIMER: All dimensions are approximate. Information provided is for general guidance and does not constitute representation by the vendor or agent.