

**85 Plumpton Avenue, Glenroy, Vic 3046**



**Sold Townhouse**

Sunday, 20 August 2023

85 Plumpton Avenue, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 278 m2**

**Type: Townhouse**



Claudio Cuomo  
0419315396



John Nguyen  
0433928979

**\$740,000**

Expressions Of Interest Ending Tuesday 22nd August 2023 @ 5pm We are delighted to present to you this wonderful street-facing home located at 85 Plumpton St, Glenroy. This charming property features 3 bedrooms and stands on its own title, ensuring there are no bothersome body corp fees to concern yourself with. Notably, it boasts a low-maintenance interior and exterior, providing you with ease and convenience in your daily living. The home has been impeccably cared for and enjoys proximity to a wide array of amenities, including transportation options, shops, cafes, schools, parklands, and even Northern Golf Club. This is truly a remarkable opportunity worth exploring. I encourage you to take a closer look at this exceptional offering. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:**

- Brick & rendered Townhouse
- Built-in 2010 approx.
- Land size of 278m<sup>2</sup> approx.
- Building size of 18sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S appliances including a dishwasher, 2-tone cabinetry, ample benchtops & cupboard pace, breakfast bench, glass splash-back, finished with tiled flooring
- Sizeable open-plan meals & living zones with timber flooring
- 3-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Separate laundry with single trough
- Ducted heating & split system heating & cooling
- Additional features include a security alarm system, high ceilings, timber staircase, window blinds, plus more
- Street-facing home with established front gardens, garden beds & turf. Rear low-maintenance courtyard
- Single remote garage with rear access, driveway for additional car
- Potential Rental: \$550 - \$600 p/w approx.
- Body Corp/Strata: N/A

**THE AREA:**

- Close to Glenroy Shopping Village, Pascoe Vale Rd, Pascoe St & Wheatsheaf Rd. 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 - General Residential Zone

**THE CLINCHER:**

- Own title, so no body corp fees ever & low maintenance - your perfect hassle-free haven
- Prime location, close to all amenities, an ideal lifestyle awaits

**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