

# 97 Valley Crescent, Glenroy, Vic 3046



## Sold House

Friday, 11 August 2023

97 Valley Crescent, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 585 m2

Type: House



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**\$800,000**

Discover the essence of comfortable family living in this wonderful 3-bedroom brick home, nestled in the heart of the beautiful Valley Crescent, Glenroy. Situated on a sprawling allotment, this home boasts a picturesque setting in a serene area, offering plenty of space for relaxation and recreation. Exquisite, manicured gardens surround the property, creating a breathtaking landscape that invites tranquillity and harmony. Inside, the home offers a seamless flow of open-plan living, enhancing its spacious feel, and promoting a warm, inviting atmosphere. With three generously sized bedrooms and modern, stylish interiors, this home is a haven for families seeking both comfort and luxury. Proximity to everyday essentials enhances the convenience of this lovely home. Only metres away from the Moonee Ponds Creek Trail, local schools, shops, cafes, and parklands, your family will enjoy the perfect blend of suburban peace and urban amenities. Easy freeway access further simplifies your daily commute, and with Melbourne Airport and the CBD nearby, the convenience of this location is truly unmatched. Experience a lifestyle filled with comfort, convenience, and charm at 97 Valley Crescent, Glenroy - a truly perfect family home. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick House, built-in 1960s approx. • Updated 2000s • Land size of 585m<sup>2</sup> approx. • Building size of 18sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Central kitchen with S/S appliances including a dishwasher, ample benchtops & cupboard space, breakfast bench, microwave niche, finished with hardwood timber flooring • Sizeable open-plan meals & 2 living zones with hardwood timber flooring • 3-Bedrooms with robes & hardwood timber flooring • 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring • Separate laundry with single trough • Ducted heating plus split system heating & cooling • Additional features include high ceilings, day & night roller blinds, an ornamental fireplace, ample storage areas plus more • Established gardens on a large allotment with trees, garden beds & lawns. Covered pergola area with decking looking out to manicured gardens • Single remote garage & horseshoe driveway for additional cars • Potential Rental: \$550 - \$600 p/w approx.

**THE AREA:** • Close to Glenroy Shopping Village & Glenroy & Oak Park train station, and bus hub • Surrounded by parks, reserves, local schools, and Moonee Ponds Creek Trail plus 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:** • Spacious allotment in the beautiful Valley with an exquisite, manicured garden • Open plan, stylish interiors with 2-Living areas

**THE TERMS:** • Deposit of 10% • Settlement of 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