

97A Evell Street, Glenroy, Vic 3046



Townhouse For Sale

Tuesday, 14 May 2024

97A Evell Street, Glenroy, Vic 3046

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 197 m2

Type: Townhouse



Marwan Abdulwahed
0420647396



Frank Antonello
0404999064

AUCTION this Saturday @ 1:45 PM: \$795k - \$865k

Nestled in the vibrant heart of Glenroy, this impeccable street-facing Townhome offers a blend of elegance and convenience in a superbly designed package. Featuring 4 generously sized bedrooms with 2x master bedrooms - one upstairs and one at ground level - and 3 chic bathrooms, this residence promises comfort at every turn. Step inside to a world of sleek, open-plan living where every detail caters to a modern lifestyle. The expansive gourmet kitchen is a culinary dream, boasting a 900mm oven and stovetop, perfect for crafting delectable meals. Ample storage ensures a clutter-free environment, enhancing the minimalist charm of the home. Seamless transitions from indoor spaces to the inviting outdoor area offer the perfect setting for serene relaxation or gatherings. Positioned ideally for convenience, this home is just a stone's throw from local shops, well-regarded schools, parks, trendy cafes, and efficient transport links. Whether you're a first-time homebuyer, a growing family, or an astute investor, 97A Evell Street is a flawless choice that caters to every need with a touch of luxury. Experience the perfect blend of lifestyle and location in this stunning Glenroy gem. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Townhouse • Built-in 2024 • Land size of 197m² approx. • Building size of 22sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S 900mm appliances including a dishwasher, stone benchtops, island bench with under mount kitchen sink, cupboard space, 2-tone cabinetry, finished with engineered flooring • Sizeable open-plan meals & living zone with engineered flooring • 4-Bedrooms with robes & carpeted flooring, 2x master with an ensuite each • 3-Bathrooms with shower, bathtub to main, single & double vanity, combined & separate toilet & tiled flooring • 2-Powder rooms with single vanity • Laundry with single trough & rear access • Reverse split system heating & cooling in all main areas including bedrooms • Additional features include a security alarm system & video intercom, high ceilings, LED lighting, ample storage areas, plantation shutters, day & night roller blinds plus more • Street facing home with front & rear landscaped gardens, garden beds, lawns, water tank & garden shed • Single remote garage with rear & internal access plus separate driveway for additional parking • Potential Rental: \$600 - \$650 p/w approx.

THE AREA: • Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & Oak Park train station, & bus hub • Surrounded by parks, reserves & schools, plus Northern Golf Club • Only 12.5km from the CBD with easy City Link, Ring Road, & airport access • Zoned Under the City of Merri-bek - Neighbourhood Residential Zone

THE CLINCHER: • Brand-new + street-facing home - designed for contemporary, convenient living • 4 spacious bedrooms offer abundant space for comfort, growth & flexibility

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.

Marwan Abdulwahed: 0420 647 396 Frank Antonello: 0414 567 768