

**97C Evell Street, Glenroy, Vic 3046**



**Townhouse For Sale**

Tuesday, 14 May 2024

97C Evell Street, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 157 m2**

**Type: Townhouse**



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**EOI: \$800k - \$850k**

Expressions Of Interest Ending Tuesday 11th June 2024 @ 5pm Step into a world of modern elegance with this street-facing Townhome in the lively suburb of Glenroy. Designed with distinction, 97C offers a refined living experience with three beautifully appointed bedrooms and two bathrooms, setting the stage for both comfort and style. The heart of this home is its open-plan living area, where simplicity meets sophistication. The well-equipped kitchen, featuring a state-of-the-art 900mm oven and stovetop, caters to the culinary enthusiast and makes entertaining a delight. Outside, the private outdoor area invites you to unwind and enjoy the peaceful surroundings, perfect for quiet mornings or festive evenings with friends and family. Perfectly positioned, this home is just moments away from essential amenities including local shops, esteemed schools, inviting parks, trendy cafes, and convenient transport options. Ideal for first home buyers, families looking to upgrade, or investors seeking a valuable addition to their portfolio, 97C Evell Street is a remarkable find in Glenroy. Embrace a lifestyle of convenience and class in this stunning new home. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2024 • Land size of 157m<sup>2</sup> approx. • Building size of 18sq 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 • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, 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, rear awning plus more • Street facing home with front & rear landscaped gardens, garden beds, trees, lawns, water tank & garden shed • Single remote garage with rear & internal access plus separate driveway for additional parking • Potential Rental: \$550 - \$600 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 with 3-bed + 2-bath • Low maintenance modern living - BONUS!

**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.

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