

**10 Chris Court, Oak Park, VIC, 3046**



**House For Sale**

Wednesday, 14 August 2024

10 Chris Court, Oak Park, VIC, 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Claudio Cuomo  
0419315396

## Chris' Parkland Charm..

Nestled in the serene area of Oak Park, 10 Chris Court offers a rare opportunity to secure a prime piece of real estate with parklands right behind your backyard. This charming 3-bedroom, single-level brick home sits on a generous allotment of approximately 690m<sup>2</sup>, making it an ideal choice for families, investors, or developers (STCA). Whether you're looking to live in, rent out, renovate, extend, or develop, this property caters to all possibilities. Perfect for those with children, fitness enthusiasts, or dog lovers, the spacious backyard offers easy access to beautiful parklands just beyond the fence, providing a lifestyle rich in outdoor enjoyment. Located in a quiet court, the home is conveniently close to schools, shops, cafes, parks, and transport options, making it the perfect forever home, just waiting to be rediscovered.

### THE UNDENIABLE:

- Single Level Brick House
- Quiet Cul-de-Sac
- Built-in 1960's approx. Updated 2000's
- Land size of 690m<sup>2</sup> approx.
- Building size of 23sq approx.
- Foundation: Stumps

### THE FINER DETAILS:

- Kitchen with electric appliances including a Dishlex dishwasher, ample benchtops & cupboard space, breakfast bench, finished with slate tiled flooring
- Sizeable open-plan meals & living zones with slate tiled/carpeted flooring
- Spacious additional family area or flexible layout for a study/home office, featuring slate flooring
- 3-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
- Laundry with single trough, storage cupboards & rear access
- Ducted heating & evaporative cooling, plus ceiling fans
- Additional features include a security alarm system, window blinds, high ceilings, quiet court location with parklands, plus more
- Established gardens front & rear, timber decking, covered pergola with brick pavers, trees, garden beds, lawns, water tanks x3 & Moonee Ponds Trail Creek at the rear of the home
- Single garage/workshop, plus driveway for additional parking
- Potential Rental: \$650 - \$700 p/w approx.

### THE AREA:

- Close to Pascoe Vale Rd, Winifred St, Snell Gr & Devon Rd shopping & cafe strips.
- Oak Park & Glenroy train station & bus hub
- Surrounded by parks, reserves & schools
- Only 11.5km from the CBD with easy City Link, Ring Road, & airport access
- Zoned Under the City of Merri-bek - Neighbourhood Residential Zone

### THE CLINCHER:

- Step out your door & into lush parklands-nature's playground right in your backyard
- Single Level with 2 Living Zones, to suit the growing family

### 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