

12 Widford Street, Glenroy, Vic 3046



House For Sale

Wednesday, 10 July 2024

12 Widford Street, Glenroy, Vic 3046

Bedrooms: 4

Bathrooms: 1

Parkings: 8

Area: 863 m2

Type: House



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\$1m - \$1.1m

Welcome to 12 Widford Street, Glenroy, a charming original brick beauty nestled on a generous 863m² (approx.) allotment. This well-loved home offers versatile living options with 3 to 4 bedrooms or a study, 2 living zones, and 2 dining areas, perfectly catering to the needs of a growing family or a savvy investor. Located in a prime position, you'll find yourself within easy reach of schools, shops, cafes, restaurants, parklands, and various transport options. The property features a spacious rear yard, presenting an excellent opportunity to subdivide, renovate and enhance the home, rebuild, or develop (STCA). With a 4-Car garage and ample space, this home is ideal for those seeking a comfortable lifestyle with potential for future growth. Don't miss out on the endless possibilities this property offers! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Single Level House • Built-in 1970's approx. • Land size of 863m² approx. • Building size of 24sq approx. • Foundation: Stumps

THE FINER DETAILS: • Kitchen with Westinghouse appliances including a 900mm gas stove top & 600mm wall oven, dishwasher, ample benchtops, breakfast bench, cupboard space, finished with tiled flooring • Sizeable open-plan meals & living zone with tiled flooring • Formal living & dining areas with carpeted flooring • Study/Home office or 4th bedroom with tiled flooring • 4-Bedrooms with carpeted/tiled flooring, 1 with robe • 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring • Laundry with single trough, storage cupboard & rear access • New ducted heating, plus an air-conditioner • Additional features include a security alarm system, high ceilings, ample storage areas, window blinds, shutters, plus more • Established gardens front & rear with a large rear yard, trees, garden beds, lawns & BBQ area • 4-Car garage with adjoining large covered shed space plus driveway for additional parking • Potential Rental: \$600 - \$650 p/w approx.

THE AREA: • Walk to Widford St shops, close to West St & Glenroy Shopping Village. Glenroy & Gowrie 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 - General Residential Zone

THE CLINCHER: • Endless possibilities await: move in, rent out, subdivide, renovate, rebuild, or develop (STCA) • Prime location: A family home close to schools, shops, cafes, restaurants, parklands, and transport options

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