

# 19 Menana Road, Glenroy, Vic 3046



## Sold House

Sunday, 23 June 2024

19 Menana Road, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 606 m2

Type: House



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**\$950,000**

Nestled in one of Glenroy's most sought-after pockets in the ANA estate, this exquisite weatherboard house at 19 Menana Street, is a true gem. From the moment you step inside, you'll be greeted by an abundance of natural light and the gleaming polished timber floorboards that flow throughout. This residence masterfully combines stylish character with contemporary flair, creating an inspiring and elegant living space. Located in a prime position, you'll enjoy the convenience of having local schools, shops, eateries, and public transport just a short stroll away. This property is truly unique and stands out among the homes you've seen. Don't miss the opportunity to experience it for yourself. Call today to book your private inspection! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Weatherboard House
- Built-in 1950's approx.
- Updated 2020 approx.
- Land size of 606m<sup>2</sup> approx.
- Building size of 18sq approx.
- Foundation: Stumps

**THE FINER DETAILS:**

- Kitchen with S/S appliances including a dishwasher, stone benchtops, ample cupboard space, subway tiled splash back, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- Study/Home office area with tiled flooring
- 3-Bedrooms with robes & timber flooring
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring
- Laundry with single trough
- Ducted heating & air-conditioner
- Additional features include security window shutters, window locks, Roman & pull-down blinds, LED lighting, high ceilings, picture rails, plus more.
- Established gardens with garden beds, trees and lawn area. Rear alfresco area, cubby house with connected under covered storage area, additional pergola area for entertaining or suitable for caravan or boat storage.
- 1.5 car garage plus driveway space for up to 3 cars
- Potential Rental: \$650 - \$700 p/w approx.

**THE AREA:**

- Close to Glenroy Central Shopping Village. Glenroy & 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:**

- Updated home in the ANA Estate
- A family home full of warmth & character

**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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