

304 Waterloo Road, Glenroy, VIC, 3046



House For Sale

Friday, 16 August 2024

304 Waterloo Road, Glenroy, VIC, 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Claudio Cuomo

0419315396

Renovate, Rebuild, Invest..

Discover endless possibilities with this charming 3-bedroom home on a generous allotment of approximately 669m² at 304 Waterloo Road, Glenroy. Perfectly maintained and ready for its next chapter, this property offers a wealth of options for home buyers and investors alike. Whether you're envisioning a renovation, a dream rebuild, or a savvy investment with rental potential, this home is a canvas waiting for your touch. Positioned in an unbeatable location, just a short stroll to Glenroy train station, Coles supermarket, a variety of shops, eateries and the Community Centre, as well as local schools and parklands, this property is all about convenience and future potential. Secure your slice of Glenroy and explore the opportunities that await (STCA).

Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Weatherboard House
- Single Level Home
- Built-in 1960's approx.
- Land size of 669m² approx.
- Building size of 16sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with gas standalone Chef stove/oven/grill, ample benchtops & cupboard space, tiled splashback, finished with laminate flooring
- Sizeable meals with laminate flooring & living zone with carpeted flooring
- Study/Home office or 3rd bedroom with timber look flooring
- 3-Bedrooms with carpeted/timber look flooring
- 1-Bathroom with shower over bathtub, single vanity, separate toilet & laminate flooring
- Laundry with single trough
- Rinnai electric Heating & air-conditioner
- Additional features include picture rail, low maintenance, window blinds, ample storage spaces, plus more
- A large allotment with established gardens front & rear, a large alfresco area, trees & lawns
- Garage & workshop, driveway for additional parking
- Potential Rental: \$450 - \$500 p/w approx.

THE AREA:

- Close to Glenroy Shopping Centre, Pascoe Vale Rd. 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 - General Residential Zone

THE CLINCHER:

- Unlock the future with endless potential- renovate, rebuild, invest, or develop in a prime Glenroy location
- Steps from everything- trains, shops, schools & parks- this location delivers ultimate convenience at your doorstep

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