

34 Ridgeway Avenue, Glenroy, Vic 3046



House For Sale

Wednesday, 10 July 2024

34 Ridgeway Avenue, Glenroy, Vic 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 698 m2

Type: House



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\$775k - \$850k

Welcome to 34 Ridgeway Avenue, Glenroy, where elevated living meets breathtaking valley views. This updated brick home is designed for those who appreciate both the finer things in life and the comforts of home. Imagine spending your evenings on the large balcony, soaking in the stunning valley views with friends, family, or enjoying a moment of solitude. For those who prefer a more intimate setting, the undercover alfresco area at the rear offers a private oasis, also perfect for entertaining. Step inside this charming home to discover a spacious layout featuring three bedrooms with hardwood timber floors throughout. The open-plan living and meals area seamlessly connects to an updated gourmet kitchen, creating a welcoming space for family gatherings and culinary adventures. This home truly is the perfect family haven, with its close proximity to local schools, shops, eateries, parks, and transport options. The quick commute to Melbourne CBD and the airport makes it convenient for city professionals and frequent travellers. But with views like these, you'll find it hard to leave home. Embrace the lifestyle you've always dreamed of at 34 Ridgeway Avenue, Glenroy. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Elevated House
- Built-in 1955 approx.
- Updated 2000's
- Land size of 698m² approx.
- Building size of 20sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with 900mm black glass induction stove top & 600mm oven, integrated dishwasher, stone benchtops, breakfast bench, under mount kitchen sink, ample cupboard space, finished with hardwood timber flooring
- Sizeable open-plan meals & living zone with hardwood timber flooring
- 3-Bedrooms with robes & hardwood timber flooring
- 1-Bathroom with shower, single vanity, combined toilet & tiled flooring
- 2nd toilet off laundry area
- Laundry with single trough, storage cupboards & rear access
- Ducted heating, split system cooling & timber fireplace
- Additional features include high ceilings, roller blinds & sheer curtains, pendant & LED lighting, ample storage areas including under house, plus so much more
- Elevated home with balcony Valley views, established gardens front & rear with trees, garden beds, lawns, built-in bench seats & covered alfresco
- Double garage plus driveway for additional parking
- Potential Rental: \$650 - \$700 p/w approx.

THE AREA:

- Close to Glenroy Central Shopping, 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:

- Wake up to amazing valley views every day; your perfect retreat awaits
- Perfect blend of modern updates & family comforts

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