

4/50 Hubert Avenue, Glenroy, Vic 3046

Townhouse For Sale

Wednesday, 19 June 2024



4/50 Hubert Avenue, Glenroy, Vic 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 144 m2

Type: Townhouse



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EOI: \$495k - \$535k

Expressions Of Interest Ending Tuesday 16th July 2024 @ 5pm Welcome to 4/50 Hubert Avenue, Glenroy - a delightful, low-maintenance Villa Unit nestled in a peaceful block of just four. As the rear unit, this home offers privacy and security, making it a perfect sanctuary for first home buyers, young families, couples, or savvy investors. Step inside to discover a single-level layout featuring open plan living and dining areas, seamlessly flowing into a private courtyard - ideal for relaxing or entertaining. The modern kitchen is well-appointed, while both bedrooms offer ample space and natural light. Located in a highly sought-after neighbourhood, you'll enjoy close proximity to schools, shops, cafes, parklands, and excellent transport links. This charming villa truly combines convenience with comfort, ensuring a lifestyle of ease and enjoyment. Don't miss out on this rare opportunity - secure your slice of Glenroy's finest today! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Villa Unit • Single Level • Built-in 2015 approx. • Land size of 144m² approx. • Building size of 11sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with S/S Venini appliances including a DiLusso dishwasher, stone benchtops, ample cupboard space, tiled splash back, finished with polished timber flooring • Sizeable open-plan meals & living zone with polished timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring • Laundry with single trough • Reverse split system heating & cooling • Additional features include high ceilings, roller blinds, shutters, low-maintenance living, plus more • Established gardens with a courtyard, trees, garden beds, lawns & a garden shed • Single remote carport, plus a car space • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata Insurance: \$415 p/qtr approx.

THE AREA: • Close to West St & Glenroy Shopping Village. Glenroy, Gowrie & 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: • Enjoy peace of mind in this safe & secure single level villa, offering privacy • Low maintenance & perfectly situated near schools, shops, cafes, parklands, & transport

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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