

**6/54-56 Isla Avenue, Glenroy, Vic 3046**



**Townhouse For Sale**

Tuesday, 2 July 2024

6/54-56 Isla Avenue, Glenroy, Vic 3046

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 151 m2**

**Type: Townhouse**



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**EOI: \$600k - \$660k**

Expressions Of Interest Ending Tuesday 30th July 2024 @ 5PM Welcome to 6/54-56 Isla Avenue, Glenroy - a charming 3-bedroom townhouse that offers the perfect blend of convenience and low-maintenance living. This street-facing gem boasts an open floorplan, making it ideal for first home buyers, investors, or those seeking a hassle-free lifestyle. Step inside to discover a spacious living area that seamlessly flows into a modern kitchen, perfect for entertaining. The easy-to-care-for courtyard provides a serene outdoor space without the upkeep, while the separate driveway adds an extra touch of convenience. Situated in the heart of Glenroy, this home is within close proximity to top local amenities. Enjoy the convenience of nearby schools, a variety of shops, and charming cafes. Public transport options, including bus routes, are easily accessible, and you'll love the quick commute to Melbourne CBD and the airport. Plus, the nearby parks offer a great escape for outdoor enthusiasts. Don't miss the opportunity to make this delightful townhouse your new home. Embrace a lifestyle of comfort and convenience at 6/54-56 Isla Avenue. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick & Rendered Townhouse
- Built-in 2009 approx.
- Land size of 151m<sup>2</sup> approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S appliances, ample benchtops, breakfast bench, cupboard space, pantry, S/S Kitchen sink, tiled splash back, finished with tiled flooring
- Sizeable open-plan meals & living zone with access to courtyard & tiled flooring
- 3-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Laundry with single trough
- Ducted heating & spit system cooling

Additional features include a security alarm system, high ceilings, window blinds, low-maintenance, plus more

- Street facing home with established gardens front & rear, a courtyard, trees, garden beds & lawns
- Single remote garage with rear opening & internal access, plus a separate driveway for additional parking

Potential Rental: \$550 - \$600 p/w approx.

- Body Corp/Strata Insurance: \$275 p/qrt 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 the perfect blend of comfort & convenience with this low-maintenance gem
- Amenities + transport + parks just moments away from 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...\*

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