

**44 Fran Street, Glenroy, VIC, 3046**



**House For Sale**

Friday, 15 November 2024

44 Fran Street, Glenroy, VIC, 3046

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Life with a View!

Welcome to 44 Fran Street, Glenroy - a family sanctuary that truly has it all. Boasting breathtaking views, this stunning home offers 3 bedrooms, 2 bathrooms, a master bedroom conveniently located on the ground floor, and a dedicated studio/home office for all your lifestyle needs. Enjoy the luxury of two spacious living areas, both designed to maximise the picturesque surroundings. Step outside to a covered alfresco area, complete with a BBQ space, perfect for entertaining all year round. The double garage ensures plenty of storage, while the functional layout is ideal for families, first home buyers, or savvy investors. Set in a quiet family-friendly pocket of Glenroy, this home is just moments from schools, shops, cafes, daycares, parklands, and transport options - all with a quick commute to Melbourne CBD and the airport. This is more than a home; it's a lifestyle upgrade. Don't miss your chance to secure this gem!

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

### THE UNDENIABLE:

- Brick Elevate House
- Built-in 1980s approx.
- Updated 2000s
- Land size of 573m<sup>2</sup> approx.
- Building size of 26sq approx.
- Foundation: Stumps

### THE FINER DETAILS:

- Kitchen with S/S appliances, 2-tone cabinetry, undermount kitchen sink, ample benchtops, breakfast bench, cupboard space, finished with tiled flooring
- Sizeable open-plan meals & living zone, plus a 2nd family area with carpeted flooring
- Study/Home office or studio space with timber flooring
- 3-Bedrooms with robes & carpeted flooring, master with ensuite at ground level
- 2-Bathrooms with shower, bathtub to main, single vanity, combined/separate toilet & tiled flooring
- Laundry with single trough, storage cupboard, 3rd toilet, plus rear access
- Split system heating & cooling, wall heater & ceiling fan
- Additional features include roller blinds & curtains, high ceilings, LED lighting, barn door, ample storage areas, plus more
- Established gardens front & rear with trees, garden beds & lawns. An undercover alfresco with BBQ & balcony with Valley views
- Double remote garage with additional driveway parking
- Potential Rental: \$600 - \$650 p/w approx.

### THE AREA:

- Close to Glenroy Shopping Village, 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 - Neighbourhood Residential Zone

### THE CLINCHER:

- A versatile studio space perfect for work, creativity, or a peaceful retreat at home
- Nestled in a family-friendly area with breathtaking valley views

### 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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