

90 Plumpton Avenue, Glenroy, VIC, 3046



House For Sale

Friday, 15 November 2024

90 Plumpton Avenue, Glenroy, VIC, 3046

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Claudio Cuomo
0419315396

DOUBLE Frontage &/or DOUBLE Block ~ 605m2

Talk about XMAS coming early this year. Very RARELY do you come across an OPPORTUNITY to secure a block with DOUBLE Street frontage, however, also have the CHANCE to \SECURE next door as well measuring ~700m2 approx. Situated in one of Glenroy's more well-regarded dress circle local, adjacent the Golf Course precinct. A golden opportunity for investors, home buyers or developers, with endless potential (STCA). Situated in an unbeatable location, this property is just moments away from the W heatsheaf community hub, Glenroy Central Shopping and train station, schools, eateries and parklands. Enjoy convenience and connectivity at every turn, making daily life a breeze. This is not just a property; it's a canvas for your dreams and ambitions. Don't miss your chance to secure this unique treasure in the heart of Glenroy.

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

THE UNDENIABLE:

- ❑ Weatherboard Dual-Frontage
- ❑ Single Level House
- ❑ Built-in 1950's approx.
- ❑ Land size of 605m2 approx.
- ❑ Building size of 16sq approx.
- ❑ Foundation: Stumps

THE FINER DETAILS:

- ❑ Kitchen with gas appliances, ample benchtops & cupboard space, skylight, finished with tiled flooring
- ❑ Sizeable open plan meals & living zone with timber flooring
- ❑ Sunroom with home office/study or 3rd bedroom at the rear of the home
- ❑ 3-Bedrooms with robes & carpeted flooring
- ❑ 1-Bathrooms with shower over bathtub, single vanity, separate toilet & tiled flooring
- ❑ Laundry with single trough & storage cupboard
- ❑ Ducted heating & split system cooling
- ❑ Additional features include window blinds & curtains, high ceilings, ample storage areas, plus more
- ❑ Established gardens front & rear with a covered patio, trees, garden beds, lawns & garden shed
- ❑ Single carport, plus driveway for additional parking
- ❑ Potential Rental: \$500 - \$550 p/w approx.

THE AREA:

- ❑ Close to Glenroy Central Shopping Village. 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:

- ❑ Incredible Dual Frontage: Plumpton + W heatsheaf - Your Dream Awaits!
- ❑ Unbeatable Glenroy Location: Live, Shop, Play - Everything at Your Doorstep!

THE TERMS:

- ❑ Deposit of 10%
- ❑ Settlement of 30/60/90 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