

**1/37 Valencia St, Glenroy, VIC, 3046**



**Townhouse For Sale**

Monday, 28 October 2024

1/37 Valencia St, Glenroy, VIC, 3046

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Claudio Cuomo  
0419315396

## Modern Living Made Easy!

Welcome to this well-designed, street-facing Townhouse at 1/37 Valencia Street, Glenroy. Featuring 2 bedrooms and a dedicated study area or retreat, this home offers a thoughtful open floorplan, creating a perfect balance of space and comfort. With a low-maintenance, easy-to-care-for yard, it's ideal for first home buyers, downsizers, or investors seeking convenience and modern living. The property is located close to all amenities, including shops, cafes, and supermarkets on West Street, local schools, and parklands such as Northern Golf Club and the nearby skate park. Transport options provide a quick commute to the CBD and airport, making this an opportunity not to be missed!

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

### THE UNDENIABLE:

- Brick Townhouse
- Street Facing Home
- Built-in 2017 approx.
- Land size of 184m<sup>2</sup> approx.
- Building size of 12.5sq approx.
- Foundation: Concrete slab

### THE FINER DETAILS:

- Kitchen with S/S Westinghouse appliances including a dishwasher, stone benchtops, island bench with pendant lighting, tiled splash back, double kitchen sink with mixer tap, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- Dedicated Study/Home office or retreat area with carpeted flooring
- 2-Bedrooms with robes & carpeted flooring, master with 2-way bathroom access
- 1-Bathroom with shower, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Laundry with single trough
- Reverse split system heating & cooling in all main areas including bedrooms
- Additional features include high ceilings, LED lighting, timber staircase, ample storage areas including under staircase, roller blinds & curtains, pendant lighting, plus more
- Street facing home with established gardens front & rear, courtyard, trees, garden beds & lawns
- Single remote garage with rear access
- Potential Rental: \$500 - \$550 p/w approx.
- Body Corp/Strata Insurance: \$530 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:

- An ideal street-facing home offering convenience, comfort & low-maintenance living in a prime location
- Featuring a dedicated study area & low-maintenance yard, perfect for work-life balance & easy living

### THE TERMS:

- Deposit of 10%
- Settlement of 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