

3/78 Isla Avenue, Glenroy, VIC, 3046



Townhouse For Sale

Monday, 28 October 2024

3/78 Isla Avenue, Glenroy, VIC, 3046

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Claudio Cuomo
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Low-Maintenance, High Comfort

Expressions Of Interest Ending Tuesday 19th November 2024 @ 5pm

Nestled at the rear of a boutique block of only three, this 2-bedroom single-level home at 3/78 Isla Avenue offers a lifestyle of convenience and ease. Designed with an open floor plan, the home combines low-maintenance living with functionality, featuring a covered decked outdoor area ideal for relaxing or entertaining. The location is a standout, with West Street shops, cafes, and supermarkets just moments away, and local schools, including a short walk to Belle Vue Park Primary, nearby. Enjoy proximity to parklands such as Northern Golf Club and the local skate park, as well as transport options for easy commuting. This property is perfect for first home buyers, downsizers, retirees, or savvy investors seeking a prime location and a versatile home.

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THE UNDENIABLE:

- Brick Villa Unit
- Single Level Home
- Built-in 2011 approx.
- Land size of 154m² approx.
- Building size of 11sq approx.
- Foundation: Strip footings

THE FINER DETAILS:

- Kitchen with S/S 600mm Westinghouse appliances, ample benchtops & cupboard space, double S/S kitchen sink, tiled splashback, finished with tiled flooring
- Sizeable open-plan meals & living zone with timber look floating flooring
- 2-Bedrooms with robes & timber look floating flooring, master with 2-way bathroom access
- 1-Bathroom with large shower, single vanity, combined toilet & tiled flooring
- Additional 2nd toilet
- Laundry with single trough
- Reverse split system heating & cooling
- Additional features include high ceilings, roller blinds, ample storage spaces, skylights, plus more
- Established gardens with a courtyard, covered decked area, garden beds & water tank
- Single remote garage with rear access & car space
- Potential Rental: \$480 - \$520 p/w approx.
- Body Corp/Strata Insurance: \$475p/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 effortless living with this single-level, low-maintenance home designed for comfort & convenience
- Relax or entertain year-round on the covered decked area!

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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