



1/30 Wheatsheaf Road, Glenroy

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## Low-Maintenance Living in the Heart of Glenroy 1/30 Wheatsheaf Road, Glenroy

**FOR SALE**  
Private Sale: \$450,000

**AGENTS**  
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(03) 9132 5118

Perfectly Positioned for Lifestyle, Comfort, and Investment Return

Perfectly positioned for lifestyle and convenience, this charming 2-bedroom villa unit presents an exceptional opportunity for first-home buyers, downsizers, and savvy investors alike. Nestled in a boutique block, this light-filled residence blends practicality with potential in a highly sought-after location.

Ideal for both investors and owner-occupiers —currently leased at \$1,825 per month on a flexible month-by-month tenancy, offering the perfect balance of immediate rental return and future move-in flexibility.

Recently updated to reflect a fresh and modern look, the property has been meticulously maintained and is in excellent condition throughout—ready to enjoy from day one.

Step inside to a spacious open-plan living and dining area, complemented by a well-equipped kitchen with ample storage. Two

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 **LJ Hooker**

generous bedrooms with built-in robes are serviced by a combined bathroom and laundry. The neutral interior provides a versatile canvas ready to suit any style.

#### Key Features:

- Freshly renovated with modern interior finishes
- Two well-proportioned bedrooms with built-in robes
- Bright and spacious open-plan living zone
- Functional kitchen with freestanding cooker
- Combined bathroom and laundry with bathtub
- Single off-street car space
- Front unit with private entry and garden aspect
- Move-in ready with excellent presentation throughout

Located within walking distance to Glenroy train station, local shops, cafes, parks, and quality schools, this villa unit delivers low-maintenance living in an ultra-convenient setting. Whether you're starting out, scaling down, or building your investment portfolio, this is an opportunity not to be missed.

Enquire now to arrange a private inspection —properties like this don't stay available for long!

#### MORE DETAILS

Property ID                    2NNHWN  
Property Type                Unit

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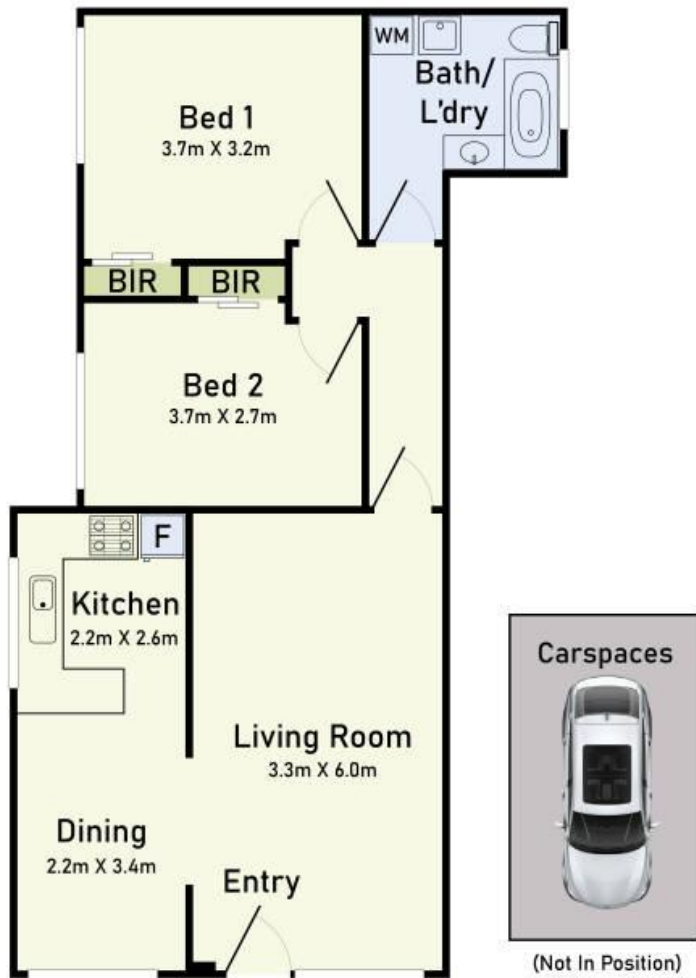
**LJ Hooker Rowville (03) 9132 5118**

Unit 11-12/ 7 Fulham Road, ROWVILLE VIC 3178

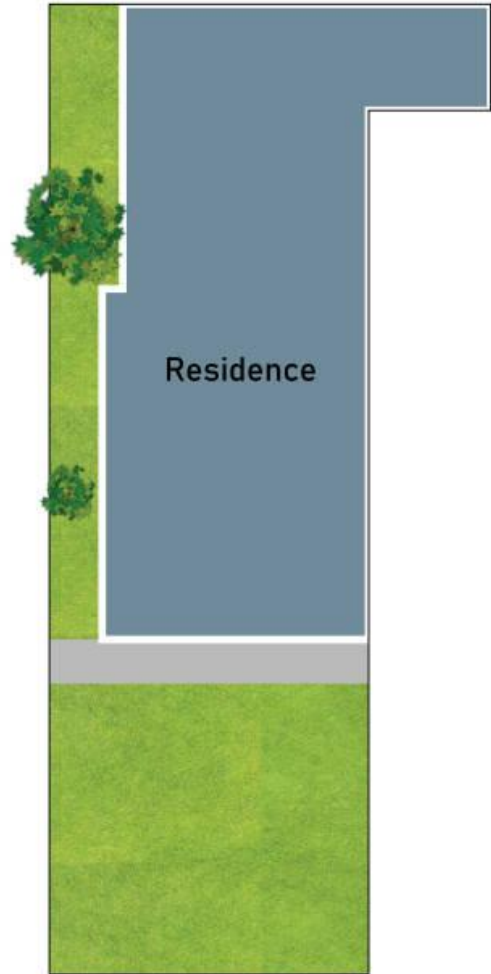
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## Floor Plan



## Site Plan



## 1/30 Wheatsheaf Road, Glenroy

\* Dimensions are approximate and for illustrative purposes only

