

**1/106 Boundary Road, Pascoe Vale, Vic 3044**

**Townhouse For Sale**

Wednesday, 22 November 2023



1/106 Boundary Road, Pascoe Vale, Vic 3044

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 200 m2**

**Type: Townhouse**



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**\$795k - \$845k**

Discover the essence of modern living in this exquisite brand-new home, perfectly positioned to embrace a lifestyle of utmost convenience. Located in the sought-after suburb of Pascoe Vale, this street-facing residence is a stone's throw from everything you need - from bustling cafes and quality schools to parklands and shopping options. Plus, with swift access to the CBD and Melbourne Airport, your commute is as seamless as it gets. This architecturally designed 4-bedroom, 3-bathroom home blends the spaciousness of a house with the low maintenance appeal of a townhome. Ideal for discerning homebuyers, it offers an exceptional balance of luxury and practicality. The heart of the home is the open-plan living and dining area, bathed in natural light and designed for both relaxation and entertaining. The state-of-the-art kitchen, equipped with premium appliances, overlooks this space, ensuring you're never far from the conversation. Step outside to a beautifully landscaped garden, offering a peaceful retreat from the hustle and bustle of daily life. Welcome to your new home at 1, 106 Boundary Road, where every detail is tailored for a life of sophistication and ease. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:**

- Brick Townhouse
- Land size of 200m2 approx.
- Built-in 2023 approx.
- Building size of 17sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with S/S Nover Platinum 900mm appliances including a dishwasher, stone benchtops, breakfast bench & ample cupboard space finished with engineered flooring
- Sizeable open-plan meals & living zone with engineered flooring
- 4-Bedrooms with mirrored robes & carpeted flooring, master with ensuite
- 3-Bathrooms with shower, single vanity, combined toilet & floor to ceiling tiles
- Laundry with cupboard & bench space, plus a single trough
- Reverse split system heating & cooling in all main areas
- Additional features include a double front door, video intercom, high ceilings, LED lighting, timber staircase, gold tapware & fittings, square-set ceilings, plus more
- Street facing home with courtyard, landscaped gardens, garden beds & lawns, plus a water tank
- Single remote garage with storage space & rear access

**Potential Rental:** \$650 - \$700 p/w approx.

**Body Corp/Strata Insurance:** \$350 p/q approx.

**THE AREA:**

- Walk to Pascoe St, West St, Cumberland Rd & Derby St shopping & cafe strips
- Pascoe Vale & Merlynston train station & bus hub
- Surrounded by parks, reserves & local schools
- Only 11.5km from the CBD with easy City Link, Ring Road & airport access
- Zoned Under City of Merri-bek - Neighbourhood Residential Zone

**THE CLINCHER:**

- BRAND-NEW Townhome in a sought-after locale with 4-bedrooms & 3-bathrooms
- Street facing home with only 3 on the block

**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 & does not warrant its accuracy or completeness. Parties should make & rely on their own inquiries in relation to this property. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979