

**1/13 Hazel Grove, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**Sold Villa**

Monday, 14 August 2023

1/13 Hazel Grove, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Adam Meroli  
0393546144



Cody Bettanin  
0438952639

**\$631,000**

One of only four on the block, this retro villa highlights a spacious floorplan, quality enhancements throughout and wonderfully private outdoors to enjoy making it a perfect first home, astute investment or affordable downsize opportunity. Nothing to do but simply move in and start living, the impeccable interior comprises two bedrooms (large master with full-width robes) both complemented by a stylish bathroom with rain-head shower and floor-to-ceiling tiles. Filled with natural light, the versatile open-plan living/meals area is further enhanced by a contemporary kitchen complete with soft-close drawers, tiled splashbacks, Bosch oven and Smeg dishwasher. Other stand-out features include split-system heating/cooling, ceiling fans (both bedrooms), alarm system, hardwood floors, motorised roller shutters and efficient LED downlights, as well as a full-size laundry and hallway linen storeroom. Step outside to discover a fabulous front courtyard with lush perimeter gardens and high fences all-round for exceptional privacy, plus a second courtyard to the rear and undercover parking space on title. A short stroll to local cafes, shops, Cumberland Road buses and the open spaces of Raeburn Reserve, it's also close to Coburg North Village shopping centre, popular schools (zoned to Strathmore SC) and kinder/childcare facilities, as well as easy freeway access.