

# 1/14 Callander Road, Pascoe Vale, Vic 3044



## Villa For Sale

Saturday, 11 May 2024

1/14 Callander Road, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 166 m2**

**Type: Villa**



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**Private Sale: \$525k - \$565k**

Located at 1/14 Callander Road in the sought-after suburb of Pascoe Vale, this charming two-bedroom villa unit presents an excellent opportunity for first-home buyers, downsizers, retirees, or investors. This inviting home features a central bathroom and a generous covered outdoor area, perfect for year-round enjoyment. With its low-maintenance appeal and functional layout, it promises easy living. Nestled in a vibrant community, the property is conveniently close to an array of local amenities, including schools, shops, cafes, parks, and transport links. Whether you're starting your property journey or looking to add to your portfolio, this delightful residence offers comfort and convenience in a prime location. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Villa Unit
- Single Level
- Built-in 1988 approx.
- Land size of 166m<sup>2</sup> approx.
- Building size of 12sq approx.
- Foundation: Concrete Slab

**THE FINER DETAILS:**

- Kitchen with Blanco wall oven and 900mm stove top, ample benchtops, breakfast bench, cupboard space, tiled splash back, finished with tiled flooring
- Sizeable meals area with tiled flooring & rear access
- Separate living zone with carpeted flooring
- 2-Bedrooms with robes & carpeted flooring
- 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
- Laundry with single trough
- Ducted heating, air-conditioner & ceilings fans
- Additional features include high ceilings, day & night blinds, featured exposed brick, low maintenance, plus more
- Covered & paved alfresco/carport areas with established gardens, trees, garden beds & turf
- Single garage with internal access & storage room
- Potential Rental: \$480 - \$520 p/w approx.
- Body Corp/Strata Insurance: TBCTHE

**THE AREA:**

- Walk to Snell Gr, Devon Rd, Pascoe St & Pascoe Vale Rd shopping & Café strips
- Pascoe Vale & Oak Park 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:**

- Ideally positioned, enjoy easy access to local amenities in this vibrant, family-friendly Pascoe Vale community
- Perfect for retirees or investors seeking comfort & convenience

**THE TERMS:**

- Deposit of 10%
- Settlement of 90/120 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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