

**1/30 Snell Grove, Pascoe Vale, Vic 3044**

**Stockdale & Leggo**

**Sold Townhouse**

Saturday, 4 November 2023

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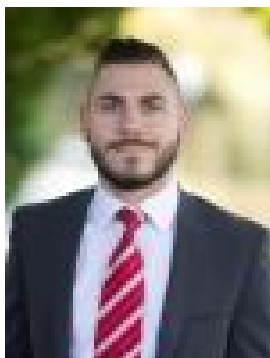
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 286 m2**

**Type: Townhouse**



Daniel Imbesi  
0393060422

**\$890,000**

**\*Fixed Date Sale Closing Wednesday 25th October at 11am\*** This stunning street frontage three-bedroom residence has been recently renovated and boasts some unique features not commonly found in the townhouse market, making this an opportunity not to be missed. Comprising of two living zones, a rare double garage and a private fully fenced front yard, space is offered in spades here. Not to mention we're in a handy location only approximately 1km to Oak Park train station, with Snell Grove shopping strip a short stroll away, and many local parks and schools nearby.

**PROPERTY SPECIFICATIONS:-** Land size of 286m<sup>2</sup> (approx.)- Three bedrooms with carpeted flooring and built in robes, with an ensuite and walk in robe servicing the master bedroom- An open plan family/meals zone drenched with plenty of natural sunlight and sliding door access to a private courtyard- A formal lounge gives you great flexibility for the growing family with a second living area option- Modern kitchen boasting granite benchtops, 600mm stainless steel appliances including 4 burner gas hot plate, under bench oven & rangehood, dishwasher, pantry, tiled splashback, double sink and a handy breakfast bench- Central bathroom upstairs containing, bath, shower, single vanity with granite benchtop & a separate toilet - Ensuite servicing the master bedroom complete with shower, toilet and a single vanity with granite benchtop- Full size laundry with built in cabinetry and external access to the rear courtyard- Two wonderful outdoor zones to enjoy with family and friends, with a private fully fenced front yard and an additional courtyard with bamboo lined fences giving you great outdoor flexibility - A rare to find double remote entry garage with internal access to the home and a storage cupboard- Additional features include: Ducted heating, evaporative cooling, downstairs powder room, new carpet, linen closets and more!

**LOCATION BENEFITS:-** 800m (approx.) to the Snell Grove shopping strip- 1km (approx.) to Oak Park train station- 300m (approx.) to KW Joyce Reserve & Dog Park- 600m (approx.) to Rayner Reserve & Playground- 300m (approx.) to Pascoe Vale Girls College- 600m (approx.) to Westbreen Primary School- Bus Services on Rhodes Parade taking you through to Eltham & Glenroy- Located within a short distance to many local, parks and schools- Pascoe Vale is located 9km's North of the CBD with terrific City Link, ring road and airport access