

1/375 Gaffney Street, Pascoe Vale, Vic 3044



Sold Townhouse

Friday, 22 September 2023

1/375 Gaffney Street, Pascoe Vale, Vic 3044

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 219 m2

Type: Townhouse



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\$721,500

Welcome home to 1/375 Gaffney Street, nestled in the well-respected heart of Pascoe Vale and within the Strathmore Secondary School Zone, this captivating street-facing property is an absolute must-see. Whether you're securing your first home, or seeking a wise addition to your investment portfolio, this location offers everything you could desire. Just a short stroll to local shops, the train station, buses, parklands, and more, convenience is at your doorstep. In addition to Strathmore, you'll find a selection of local schools and kindergartens nearby, providing a range of educational options. The recently constructed third bedroom/office even boasts its own private entrance, distinct from the main house entry. With its North-facing position, generous windows thoughtfully invite abundant sunlight all day long, ensuring a bright and welcoming ambiance. Sunsets on the balcony and entertaining spaces add a touch of magic, while 2x study nook areas provide flexible working spaces. You'll appreciate the energy and cost savings thanks to dual-purpose water tank integration serving both gardening needs and the house's water system. The spacious yard, encompassed by tall fences, ensures a private and secluded setting. Perfect for hosting and entertaining, the upstairs area offers a remarkable open layout, seamlessly flowing onto a balcony where you can gaze down upon the yard. Your gatherings and events will be elevated by this extra layer of charm, making this property not just a home but a lifestyle opportunity. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

THE UNDENIABLE:

- Brick Townhouse
- Built-in 2013
- Land size of 219m² approx.
- Building size of 16sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S Blanco appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, finished with engineered flooring
- Sizeable open-plan meals & living zones with engineered flooring
- A third bedroom/home office with skylight & its own private entrance, plus 2x study nook bonus areas
- 2 more bedrooms with robes & carpeted flooring
- 1-Bathroom with shower over bathtub, single vanity, toilet & floor to ceiling
- Powder room with single vanity
- European-style laundry with single trough in laundry area
- Split system heating & cooling in all main area including bedrooms
- Additional features include Strathmore Secondary College zone, security alarm system, ducted vacuum, roller blinds, high ceilings plus more
- Established gardens with trees, garden beds & lawns plus a private balcony & water tank
- Single remote garage with rear & internal access
- Potential Rental: \$550 - \$600 p/w approx.

THE AREA:

- Walk to Gaffney St, Cumberland Rd & Derby St shopping & café strip.
- Pascoe Vale train station and bus hub
- Surrounded by parks, reserves & local schools plus day-care centres & kindergartens
- And only 11.5km from the CBD with easy City Link and Ring Road, and airport access
- Zoned Under City of Merri-bek - General Residential Zone

THE CLINCHER:

- North-facing design invites sunlight, adding warmth and energy savings to your lifestyle
- Street-facing home in the heart of Pascoe Vale in the Strathmore Secondary College School Zone
- Ideal first home or investment, with schools and transport just steps away

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...
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