

**1/507 Pascoe Vale Road, Pascoe Vale, Vic 3044**

**Townhouse For Sale**

Wednesday, 12 June 2024



1/507 Pascoe Vale Road, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 217 m2**

**Type: Townhouse**



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**EOI: \$750k - \$800k**

Expressions Of Interest Ending Tuesday 2nd July 2024 @ 5pm Welcome to 1/507 Pascoe Vale Road, PASCOE VALE - a delightful street-facing Townhouse offering the perfect blend of convenience and comfort. This 3-bedroom, 2-bathroom gem is situated in the highly sought-after Strathmore school zone, making it ideal for first home buyers, young families, and savvy investors. Step inside to discover an inviting open-plan living space that flows seamlessly into a lush green garden, perfect for relaxing or entertaining. The modern kitchen, equipped with quality appliances, adds a touch of elegance to everyday living. Enjoy the convenience of being close to a range of amenities, including local eateries, a 7-11, and excellent transport options. Nature enthusiasts will love the proximity to parklands and the Moonee Ponds Creek Trail, while commuters will appreciate the quick access to the CBD and Melbourne Airport. Don't miss this opportunity to secure a fantastic home in a prime location. Your dream home awaits! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick & Weatherboard Townhouse • Built-in 2000 approx. • Land size of 217m<sup>2</sup> approx. • Building size of 18sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a Smeg dishwasher, ample benchtops & cupboard space, breakfast bench, tiled splash back, double S/S kitchen sink, finished with floating flooring • Sizeable open-plan meals & 2x living zones with floating flooring • Study nook area with carpeted flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Ducted heating, evaporative cooling, plus ceiling fans • Additional features include Zoned to both Strathmore North Primary & Secondary College, security alarm system, high ceilings, window blinds, shutters, plus more • Established gardens front & rear with a courtyard, trees & garden beds • Single garage with internal access • Potential Rental: \$600 - \$650 p/w approx. • Body Corp/Strata Insurance: \$200 p/qrt approx.

**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:** • Secure your future in the coveted Strathmore school zone today! • Street-facing convenience with everything you need just steps away!

**THE TERMS:** • Deposit of 10% • Settlement of 60/75/90 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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