

# 13/35-37 Alpine Grove, Pascoe Vale, Vic 3044

## Sold Townhouse

Monday, 23 October 2023



13/35-37 Alpine Grove, Pascoe Vale, Vic 3044

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 198 m2

Type: Townhouse



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**\$660,000**

Welcome to 13, 35-37 Alpine Grove, Pascoe Vale - your gateway to comfortable living in a prime location. This 2-bedroom home is perfectly suited for first-time buyers, savvy investors, or those looking to downsize. Zoned to Strathmore Secondary College, it offers an excellent educational opportunity for families. This well-maintained residence boasts low-maintenance living, allowing you to enjoy your free time without the hassle of constant upkeep. The highlight is the superb courtyard, providing a serene oasis to unwind and soak in the Aussie outdoors. Convenience is key with this property, as it's situated close to parklands, including Cole Reserve. You'll also find shops, schools, and reliable transport options within easy reach. Don't miss out on this fantastic opportunity to call Alpine Grove home. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick Villa Unit • Built-in 2000 approx. • Land size of 198m<sup>2</sup> approx. • Building size of 12.5sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, breakfast bench, ample cupboard space, tiled splash back, finished with engineered timber flooring • Sizeable open-plan meals & living zone with engineered timber flooring • 2-Bedrooms with robes & carpeted flooring, bay window in master • 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring • Separate laundry with single trough • Ducted heating & split system cooling • Additional features include Strathmore Secondary College zone, window blinds, high ceilings, LED lighting, plus more • Decked courtyard with established gardens, trees, garden beds & turf, plus moments to Cole Reserve • Single garage with rear access • Potential Rental: \$500 - \$550 p/w approx. • Body Corp/Strata Insurance: \$327 p/q approx.

**THE AREA:** • Walk to Cumberland Rd, Gaffney St, Derby Rd, shopping & cafe strips • Pascoe Vale & Oak Park train station & bus hub • Surrounded by parks, reserves & local schools including Cole Reserve & Gavin Park • 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:** • A freestanding Villa Unit zoned to Strathmore Secondary College • Close to all amenities including parklands for the kids or fur babies

**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 & does not warrant its accuracy or completeness. Parties should make & rely on their own inquiries in relation to this property.

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