

13 Coane Street, Pascoe Vale, Vic 3044



Sold House

Monday, 20 November 2023

13 Coane Street, Pascoe Vale, Vic 3044

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 650 m2

Type: House



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\$1,120,000

Nestled in the heart of Pascoe Vale, 13 Coane St presents an exciting opportunity for those with a vision. This original family home, boasting three spacious bedrooms, is situated on a generously sized allotment of 650m² (approx.), providing ample space for your creative touch. Conveniently located, this property is just a stone's throw away from local schools, parks, shops, and charming cafes, making it an ideal choice for families. Plus, with excellent access to public transport options, commuting is a breeze. Whether you're a renovator looking to transform this home into your dream haven, an investor seeking potential returns, or a developer with an eye on the future (STCA), this property offers endless possibilities. Don't miss your chance to make your mark on this Pascoe Vale gem. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

THE UNDENIABLE:

- Weatherboard house
- Land size of 650m² approx.
- Building size of 14sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with gas appliances, ample benchtops & cupboard space, finished with tiled flooring
- Sizeable open-plan dining & living zone with carpeted flooring
- 3-Bedrooms with carpeted flooring, master with BIR
- 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
- Separate laundry with single trough
- Heating & cooling
- Large allotment with established gardens, trees, fruit trees, garden beds & lawns
- Tandem garage, plus driveway for additional cars

Potential Rental: \$550 - \$600 p/w approx.

THE AREA:

- Walk to Cumberland Rd, Snell Gr, Devon Rd, Pascoe St & Pascoe Vale Rd shopping 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:

- Large allotment of 650m² approx to play with
- Is a sought after locale, close to everything

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... *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. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979