

**13 Parkside Boulevard, Pascoe Vale South, Vic 3044**

**Nelson Alexander**

**House For Sale**

Thursday, 1 February 2024

13 Parkside Boulevard, Pascoe Vale South, Vic 3044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Cody Bettanin  
0438952639



Matthew Rossi  
0474174208

## **Auction \$1,400,000 - \$1,500,000**

Directly opposite reserve in the tightly-held Peppercorn Estate, this distinctive double-storey home presents a wonderful family lifestyle opportunity with its free-flowing design, impeccable surrounds and prized Strathmore Secondary College zoning. Beyond the gorgeous front garden and Victorian-inspired facade, discover a light-filled interior showcasing three large bedrooms (extra-large master) with BIRs and study/fourth bedroom all serviced by two spotless bathrooms - one on each level. Further underlining its adaptable floorplan is the inclusion of a spacious living room leading through to the open family/dining area adjoined by a granite-bench kitchen complete with large corner pantry, Smeg cooking appliances and Bosch dishwasher. Ducted heating, evaporative cooling and additional split-system a/c add to the appeal, along with ornate plasterwork, solid hardwood floors and stylish plantation shutters, as well as a full-size laundry and excellent storage options. Double doors reveal an alfresco entertaining area with dual strip heaters and north-facing backyard oasis with extensive paving, lush gardens and large shed, plus the advantage of a remote-control double carport. Bus stop around the corner along with Five Mile Creek Reserve and the Moonee Ponds Creek Trail, it's also close to popular primary schools, local cafes and shops, as well as easy access to Glenbervie Station and Citylink.