

**131 Kent Road, Pascoe Vale, Vic 3044**

**House For Sale**

Wednesday, 6 March 2024



**131 Kent Road, Pascoe Vale, Vic 3044**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 275 m2**

**Type: House**



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## Private Sale \$1.25m

Welcome to 131 Kent Road, Pascoe Vale, where old-school charm and modern features unite seamlessly. This stunning brand-new corner home boasts a traditional white picket fence, instantly capturing the essence of timeless elegance. With 4 bedrooms, 3 bathrooms, 4 toilets, and 2 living areas, it's tailored to meet the needs of discerning homebuyers who value both style and functionality. Upon entering, you're greeted by a facade that commands attention, setting this residence apart from the rest. Inside, meticulous attention to detail is evident at every turn, showcasing the finest finishes that elevate the home to a class of its own. From the sleek design to the impeccable craftsmanship, no expense has been spared in creating a sanctuary that displays sophistication and comfort. Convenience is key, with all amenities just around the corner. Whether it's schools for the kids, shops for your daily needs, or parks and cafes for strolls, everything you desire is within easy reach. Plus, transport options ensure you're well-connected to the rest of the city. Welcome home to 131 Kent Road, where luxury meets lifestyle, and every detail is crafted with care. Don't miss your chance to make this exquisite property yours. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Hampton Style Hardy Plank Weatherboards • Corner House. Built-in 2024 approx. • Building size of 25sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Hampton-style kitchen with Bosch wall oven, 900mm stove top, & dishwasher, stone benchtops, Island feature bench with pendant lighting, 2-Pac cabinetry, microwave nook, finished with Herringbone Oak Timber flooring • Sizeable open-plan meals & living zone with Herringbone Oak Timber flooring • Retreat/2nd living zone with carpeted flooring • Double desk open study/home office area zone • 4-Bedrooms with robes & carpeted/Herringbone flooring, 2x with ensuites • 3-Bathrooms with shower, bathtub to main & ensuite, single & double vanities, toilet & floor to ceiling tiles • Powder room with single vanity • Laundry with single trough, storage & bench space & garage access • Zoned ducted heating & refrigerated cooling • Additional features include a security alarm system & video intercom, remote roller blinds, double glazed windows, timber floating staircase with LED lighting, black tapware & fittings, plus more • Corner home with landscaped gardens, a side courtyard, trees, garden beds, lawns & a traditional white picket fence • Single remote garage with epoxy flooring, rear & internal access, plus driveway • Potential Rental: \$900 - \$950 p/w approx. **THE AREA:** • Walk to Kent & Cumberland Rd, Northumberland & Boundary Rd, Devon Rd & Snell Gr shopping & café strips. • Pascoe Vale 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:** • Corner location, standout façade, white picket fence - Welcome Home! • 4 beds + 3 baths + 2 living areas, perfect for your growing family **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 and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979