

**17 Ann Street, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**House For Sale**

Friday, 17 November 2023

17 Ann Street, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 579 m2**

**Type: House**



Denise Kriaris  
0419883038



Matthew Rossi  
0474174208

## **Auction \$950,000 - \$1,000,000**

Nestled on a serene residential street, this property presents outstanding potential within a highly desirable neighbourhood. Whether you plan on renovation and expansion (STCA) or developing a brand-new residence, this property offers a world of possibilities. The current dwelling offers a central hallway leading to three bedrooms, central bathroom, spacious living area, original kitchen/dining, expansive rear garden, side drive and garage. Additional amenities include a gas heater and air conditioner, WC, and separate laundry. Centrally located in a family-friendly neighbourhood, the residence is zoned to Pascoe Vale Primary School, Strathmore Secondary College and close to Pascoe Vale station, Gaffney Street buses and easy access to Citylink. Local shops and cafes, James Reserve and Westbreen Creek trails are also nearby. Land size approx 579m<sup>2</sup>