

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



**Sold House**

Tuesday, 20 February 2024

17 Camdon Street, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 455 m2**

**Type: House**



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**\$1,100,000**

Introducing 17 Camdon Street, Pascoe Vale - your classic brick family home nestled in a welcoming, family-friendly locale. Situated within the coveted Strathmore Secondary College zone, this residence offers not just a place to live, but a lifestyle. Boasting proximity to cafes, shops, parklands, sporting facilities, and convenient transport links, every convenience is at your fingertips. Step inside to discover a thoughtfully updated interior, where modern comforts harmonize with timeless charm. With ample space to accommodate your growing family's needs, and the potential for further expansion or enhancement, this home truly caters to your evolving lifestyle. Don't miss your chance to make 17 Camdon Street your own slice of suburban paradise. Contact us today to arrange a viewing and experience the allure of Pascoe Vale living firsthand. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick House • Built-in 1950s approx. • Land size of 455m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, ample benchtops & cupboard space, finished with engineered flooring • Sizeable meals & living zone with engineered & parquet flooring • 3-Bedrooms with carpeted/engineered flooring, 2 with robes • 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring • Laundry with single trough • Heating & cooling throughout the home • Additional features include high ceilings, LED lighting, day & night roller blinds, • Established gardens with a covered alfresco area. Balcony off master bedroom, trees, garden beds & lawns • Double garage with storage space, plus driveway for additional cars • Potential Rental: \$600 - \$650 p/w approx.

**THE AREA:** • Walk to Gaffney St, Cumberland & 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 - General Residential Zone

**THE CLINCHER:** • Zoned to Strathmore Secondary College, what a bonus! • Elevated home in a sought-after family friendly location

**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