

**189 Boundary Road, Pascoe Vale, Vic 3044**



**Townhouse For Sale**

Friday, 17 May 2024

189 Boundary Road, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Raphael CalikHouston  
0393833555



Shelby Mihalj  
0393833555

## EOI - \$700,000 - \$770,000

Expressions of Interest closing Saturday 15th June at 5PM Raphael Houston proudly presents... This is a location of exceptional significance. Placed within steps of leading local schools, and positioned among shops, parks, and sports fields, the unparalleled amenity that comes with living in this first class location is matched by a design giving particular attention to family dynamics and the desire for low maintenance spaces. Underscoring this approach is a versatile, open concept layout set over polished timber flooring, which adds a beautiful touch of natural materiality to the main living zone. The first floor takes full advantage of its northerly exposure with a balcony for elevated outdoor entertaining. Framed by wraparound stone preparation benches, the kitchen comes equipped with high capacity storage, generous meal-prep space, and a breakfast bar. A full-sized study and guest powder room complete the first floor. Below, a master bedroom with WIR and ensuite is joined by two childrens' bedrooms with BIR, and a family bathroom. Features include private courtyard access by one bedroom, split-system heating & cooling in each room, internal access parking, water tank, stairwell storage, and a north-facing entry courtyard. Further advantages of this outstanding location including walking distance to cafes on Pascoe Street, easy access to Oak Park station village, Glenroy township, Coburg North Plaza, and the cultural commons of Sydney Road; as well as proximity to Sacca's fine foods and café and Lincoln Mills Homemaker Centre. Highlights No body corp North-facing orientation First-floor balcony Excellent natural light Polished timber flooring Front & rear courtyards Stone kitchen with breakfast bar Full-sized study space Separate living areas Heating & cooling throughout Internal-access parking Premiere, blue-chip location