

**2/106 Boundary Road, Pascoe Vale, Vic 3044**

**Sold Townhouse**

Saturday, 18 November 2023



2/106 Boundary Road, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$645,000**

Discover modern living at 2, 106 Boundary Road, Pascoe Vale, a brand new 2-bedroom townhouse in a prime location. Ideal for first home buyers or investors, this open floorplan home blends style with practicality. High-quality finishes and a light-filled interior await, along with a stylish kitchen and comfortable living spaces. Situated near shops, cafes, transport, parklands, and schools, this property offers a lifestyle of convenience and charm in the heart of Pascoe Vale. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2023 approx. • Building size of 13sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances, ample benchtops, breakfast bench & ample cupboard space • Sizeable open-plan meals & living zone • Study Nook area • 2-Bedrooms with robes • 1-Bathrooms with shower, single vanity, combined toilet & tiled flooring • Powder room with single vanity • European-style laundry with single trough • Heating & cooling • Courtyard with landscaped gardens & garden beds • Single remote garage with rear & internal access • Potential Rental: \$500 - \$550 p/w approx.

**THE AREA:** • Walk to Pascoe St, West St, Cumberland Rd & Derby St shopping & cafe strips • Pascoe Vale & Merlynston 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:** • BRAND-NEW Townhome in a sought-after locale • Only 3 on the block

**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 & does not warrant its accuracy or completeness. Parties should make & rely on their own inquiries in relation to this property.

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