

**237 Derby Street, Pascoe Vale, Vic 3044**



**Sold House**

Friday, 15 September 2023

237 Derby Street, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 316 m2**

**Type: House**



Claudio Cuomo  
0419315396



John Nguyen  
0433928979

**\$825,000**

Nestled on Derby Street at the corner, this three-bedroom, two-bathroom home enjoys a prime location, making it incredibly convenient for local shops and cafes. What sets this property apart is that it stands on its own title, meaning no owner's corporation fees to worry about. It's also in close proximity to schools and parklands, with a bus stop right at your doorstep. Inside, you'll find a clean interior that's been meticulously maintained, making it a standout choice for market entrants, savvy investors, and downsizers alike. The open-plan living area seamlessly flows to a sunny private courtyard, offering a perfect space for relaxation. Additionally, there's a remote-controlled garage for your convenience & separate driveway. This property at 237 Derby Street, Pascoe Vale, offers a fantastic lifestyle opportunity in a sought-after location, making it a must-see for anyone in the market for a new home. Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Corner Home • Built-in late 1990s approx. • Land size of 316m<sup>2</sup> approx. • Building size of 16sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S appliances, ample benchtops & cupboards, breakfast bench, finished with tiled flooring • Sizeable open-plan meals & living zones with tiled flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, bathtub to main, single vanity, combined & separate toilet & tiled flooring • Separate laundry with single trough & rear access • Additional features include window blinds, low-maintenance, corner position, storage areas plus more • Established gardens with trees, garden beds & lawns. Private courtyard area • Single remote garage with rear access & driveway for additional car • Potential Rental: \$500 - \$550 p/w approx. **THE AREA:** • Close to Derby St, Cumberland Rd, West St & Coburg North shopping strips. Pascoe Vale & Merlynston train station and bus hub • Surrounded by parks, reserves & local schools • And only 11.5km from the CBD with easy City Link and Ring Road, and airport access • Zoned Under City of Merri-bek - Neighbourhood Residential Zone **THE CLINCHER:** • Centrally located, just moments from cafes, shops, schools, and serene parklands • This home is as neat and tidy, and a breeze to maintain **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