

24B Arndt Road, Pascoe Vale, Vic 3044



House For Sale

Friday, 1 March 2024

24B Arndt Road, Pascoe Vale, Vic 3044

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 246 m2

Type: House



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AUCTION this Saturday @ 11:30 AM: RESERVE \$700K

Introducing 24B Arndt Road, Pascoe Vale - a hidden gem nestled in the heart of this vibrant suburb. Boasting convenience at its doorstep, this charming 2-bedroom residence offers a lifestyle of ease, with shops, schools, cafes, transport, and several parklands all within reach. Whether you're a first home buyer, downsizer, retiree, or savvy investor, this property caters to all. Featuring all the luxuries we desire, plus a covered courtyard for year-round entertaining, it's the essence of low-maintenance living without compromising on style. Don't miss out on this opportunity - act fast, as this gem won't last long! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Villa Unit
- Built-in 2010 approx.
- Land size of 246m² approx.
- Building size of 12.5sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with brand new S/S appliances, dishwasher, laminate kitchen cabinetry with granite benchtops, breakfast bench, ample cupboard space, tiled splash back, finished with tiled flooring
- Sizeable open-plan meals & living zone with polished timber flooring
- 2-Bedrooms with robes & polished timber flooring, master with 2-way bathroom access
- 1-Bathrooms with shower, bathtub, single vanity, combined toilet & tiled flooring
- Additional 2nd toilet
- Laundry with single trough
- Reverse cycle heating & cooling, plus a ceiling fan in master bedroom
- Additional features include a security alarm system, high ceilings, window blinds, ample storage areas, plus more
- Street facing home with established gardens, a covered courtyard area, trees, garden beds & a garden shed
- Single remote garage with rear & internal access, driveway for additional car
- Potential Rental: \$525 - \$575 p/w approx.
- Body Corp/Strata Insurance: N/A

THE AREA:

- Walk to Snell Gr, 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 - Neighbourhood Residential Zone

THE CLINCHER:

- Single Level home with its own driveway
- NO Body Corp EVER - BONUS!

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.

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