

28 Sylvan Grove, Pascoe Vale, Vic 3044



Sold House

Tuesday, 2 April 2024

28 Sylvan Grove, Pascoe Vale, Vic 3044

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 615 m2

Type: House



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\$1,155,000

Discover this updated family residence situated at 28 Sylvan Grove, Pascoe Vale. Boasting an expansive land size of approximately 615m², this property offers a rare chance for development (STCA) within the esteemed Strathmore Secondary School Zone. Positioned for utmost convenience, it grants effortless access to Pascoe Vale train station, bus services, shopping precincts, reputable local schools, and parklands. With CityLink, Western Ring Road, and Melbourne Airport nearby, the potential here is unmatched. Featuring 3 bedrooms, a formal living area and a separate dining, this home exudes warmth and character. Seize the opportunity to make it your own or embark on a development journey. Don't delay; contact our team today for more details! Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Single Level House
- Built-in 1950s approx. Updated
- Land size of 615m² approx.
- Building size of 17sq approx.
- Foundation: Stumps

THE FINER DETAILS:

- Kitchen with S/S appliances, ample benchtops & cupboard space, breakfast bench, tiled splash-back, finished with lino flooring
- Sizeable open-plan meals zone with lino flooring plus a separate dining area with timber flooring
- Formal separate lounge with timber flooring
- 3-Bedrooms, 2 with robes & timber flooring
- 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
- Laundry with double trough
- Ducted heating, gas wall heating & evaporative cooling

Additional features include zoned to Strathmore Secondary College, high ceilings, picture rails, curtains, ample storage areas, plus more

- Established gardens with a covered alfresco area, trees including fruit trees, garden beds, lawns & garden shed
- Double tandem garage plus a long driveway for additional cars
- Potential Rental: \$550 - \$600 p/w approx.

THE AREA:

- Walk to Cumberland Rd, Gaffney & Derby St café & 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:

- Being zoned for Strathmore Secondary College adds a fantastic bonus!
- The choice is entirely yours: move in, lease it out, renovate, or develop (STCA).

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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