

# 286 Pascoe Vale Road, Essendon, Vic 3040



## House For Sale

Tuesday, 11 June 2024

286 Pascoe Vale Road, Essendon, Vic 3040

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 590 m2**

**Type: House**



Bruce Warburton  
0393742199

**EOI - 1 July @ 5pm | \$1,250,000-\$1,350,000**

Timeless character, blissful views and an extensive list of energy saving inclusions define this impeccably presented three bedroom Californian Bungalow. Featuring a charming studio with French doors to a garden haven abutting the picturesque Five Mile Creek Reserve and Moonee Ponds Creek Trail. Charmed by decorative high ceilings, timber floors and fireplaces, a light and bright layout reveals wide central hallway with fretwork detail. Introducing spacious living, dining room, robed bedrooms, main bathroom, concealed laundry. Fully appointed kitchen and an undercover deck, with fan and lighting, are blessed with breathtaking, treetop vistas. Manicured gardens with abundant fruit trees, including pear, apple, fig and lemon, will delight avid gardeners keen to live a sustainable lifestyle in the suburbs. Further highlights include 6.65KW solar electricity, new Heatpump electric hot water system, double-glazing, underfloor/ceiling/wall insulation, heating and cooling, under house storage/cellar, garden shed and gated off street parking. Zoning for Strathmore College and Essendon Primary ensures appeal. Along with proximity to Windy Hill shops, cafs, fitness and childcare centres, elite schools, Glenbervie train station, CityLink, the CBD, major hospitals, universities and Melbourne Airport.