# 3/13 Arnold Court, Pascoe Vale, Vic 3044
## Unit For Rent

**Monday, 27 May 2024**

**3/13 Arnold Court, Pascoe Vale, Vic 3044**

**Bedrooms: 2**          **Bathrooms: 1**          **Parkings: 2**          **Area: 181 m2**          **Type: Unit**



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**$500 PW / $2173 PCM**

RENT: $500 PW / $2173 PCMBOND: $2173 (1 month) LEASE TERM: 12 months AVAILABLE: 19th June 2024PROPERTY SPECIFICATIONS:⬚ - KITCHEN: Good sized and open plan kitchen with white laminate cabinetry, benchtops and breakfast bench. Stainless steel appliances including the dishwasher, gas cooktop, oven and double sink. Ample cupboards space and bench space. Finished with polished timber flooring.- MEALS: Sizeable open plan meals area just off the kitchen with rear access and polished timber flooring throughout.- LIVING: Sizeable open plan living zone with split system inverter and polished timber flooring throughout.- BEDROOMS: Two good sized bedrooms with built-in robes and carpeted flooring.- BATHROOM: Central bathroom with separate bathtub, separate shower, single vanity, combined toilet and tiled flooring and walls. - LAUNDRY: Separate laundry area with single trough and rear access.- HEAT/COOL: Ducted heating and split system heating and cooling. Ceiling fan in master bedroom.- OUTDOORS: Private rear courtyard with established gardens, garden beds and brick pavers.- PARKING: Single remote garage with space for additional car.- ADDITIONAL: Roller blinds, high ceilings, ample wardrobe space and a bonus storage area under the house.  KEY LOCATION BENEFITS: - Walk to Pascoe Vale Rd shopping strips, Pascoe Vale Train station and bus hub.- Surrounded by parks, reserves and local schools.- And only 12.5km from the CBD with easy City Link and Ring Road and airport access. *All information about the property has been provided to C+M Residential by third parties. C+M prides itself in being accurate however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.