

**3/236 Boundary Road, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**Sold Villa**

Friday, 11 August 2023

3/236 Boundary Road, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Matthew Rossi

0474174208

**\$565,500**

Well back from the street, this contemporary villa is set to impress with its free-flowing design, quality inclusions and close proximity to everything that counts making it an ideal first home, savvy investment or affordable downsize option. Ready to move straight in, or rent straight out, the impeccable interior comprises two generous bedrooms (both with mirrored robes) complemented by a stylish central bathroom with stone-top vanity and fully-tiled shower. Filled with natural light, the versatile open-plan living/dining area is further enhanced by a stone-bench kitchen complete with soft-close cabinetry, stainless-steel cooking appliances and dishwasher. Along with ducted heating/refrigerated cooling, video intercom and high ceilings throughout, this vibrant villa also includes a study alcove and Euro laundry with trough, plus a sunny north-facing courtyard with high fences for privacy and single carport on title. Walking distance to the bus stop (routes 513, 514 and 951), along with the convenience of Pascoe Street cafes and shops, it's also close to local parks and the area's popular schools, both Oak Park and Merlynston train stations, as well as easy access to Citylink.