

**3/47 Austin Crescent, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**Villa For Sale**

Saturday, 13 April 2024

3/47 Austin Crescent, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Matthew Febey  
0438833239



Mereoni Robbins  
0434555025

## **Auction \$490,000 - \$525,000**

Perfect for first-time buyers and savvy investors alike, this single-level villa (1 of only 5) is a winning choice either way with its impressive dimensions, quality inclusions and close proximity to Pascoe Vale's key lifestyle attractions. Excellent presentation throughout, the home's light-filled interior comprises two double bedrooms (main with built-in robes) both serviced by a neat central bathroom with modern vanity. A separate living room adds to the appeal, as well as a contemporary-style kitchen/meals area complete with stainless-steel cooking appliances and Bosch dishwasher. Other stand-out features include split-system heating/cooling and additional panel heaters, solid timber floors and full-size laundry, plus a wonderfully wide courtyard with undercover deck and rear access into the lock-up garage. Walking distance to Austin Crescent Reserve, Westbreen Creek trails and Pascoe Vale Station, it's also close to local buses, Devon Road shops, popular schools (Strathmore SC zone) and kinder/childcare facilities, as well as easy access to Citylink.