

**3/7 Joffre Road, Pascoe Vale, Vic 3044**



**Sold Townhouse**

Monday, 11 September 2023

3/7 Joffre Road, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 239 m2**

**Type: Townhouse**



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**\$806,000**

Introducing 3/7 Joffre Road, Pascoe Vale - a low-maintenance, single-level gem offering the perfect entry point, downsizing opportunity, or savvy investment. Positioned in a serene locale, mere moments from shops, parks, transport, schools, and major roads, this immaculate villa unit is one of three in a neat block. Boasting 3 bedrooms, and an airy open-plan living space flooded with natural light, this property defines comfort and charm. If you're seeking a welcoming abode that ticks all the boxes, this is it. Don't miss out - book your inspection today for a closer look. Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick & Rendered Villa Unit • Built-in 2009 approx. • Land size of 239m<sup>2</sup> approx. • Building size of 17.5sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with 900mm S/S appliances including a dishwasher, stone benchtops, island bench, 2-tone cabinetry, double pantry, ample cupboard space, finished with polished timber flooring • Sizeable open-plan meals & living zones with polished timber flooring • 3-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe • 2-Bathrooms with shower, bathtub to main, single vanity, combined toilet & tiled flooring • Separate laundry with single trough & built-in cupboard • Ducted heating & ducted refrigerated cooling plus split system • Additional features include an intercom security system, ample storage areas, high ceilings, day & night roller blinds, plus more • Private decked courtyard with established gardens & garden beds plus garden shed & water tank • Single remote garage with rear & internal access plus car space • Potential Rental: \$550 - \$600 p/w approx. • Body Corp/Strata: \$730 per annum approx. **THE AREA:** • Close to Cumberland & Kent Rd cafes & shops plus Coburg North Village. • Merlynston & Pascoe Vale train station and bus hub • Surrounded by parks, reserves & local schools • And only 11.5km from the CBD with easy City Link and Ring Road, and airport access • Zoned Under City of Merri-bek - Neighbourhood Residential Zone **THE CLINCHER:** • Single-level gem, offering effortless living with style • Enjoy effortless living, near all conveniences, with minimal upkeep **THE TERMS:** • Deposit of 10% • Settlement of 60/75/90 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. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979