

**39 Anderson Street, Pascoe Vale, Vic 3044**

**Townhouse For Sale**

Tuesday, 7 May 2024



39 Anderson Street, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 156 m2**

**Type: Townhouse**



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**\$750k - \$800k**

Introducing 39 Anderson Street, Pascoe Vale - a captivating 3-bedroom home, boasting individual title ownership and a private driveway, without the constraints of body corporate fees. Nestled in the highly desirable area of Pascoe Vale within the esteemed Strathmore Secondary School Zone, this residence exudes character and charm at every turn. Ideal for a diverse range of buyers - whether you're a first-time homeowner, a growing family, or a savvy investor - this home offers a unique blend of functionality and style. Featuring loft-style bedrooms that add a touch of sophistication, an inviting open floorplan facilitates seamless living, while the covered alfresco area ensures year-round entertaining possibilities. Convenience is key, with amenities such as schools, shops, cafes, restaurants, parklands, and transportation options all within easy reach. Don't miss out on the opportunity to make this wonderful property your own - it truly ticks all the boxes! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:** • Brick Townhouse • Built-in 2000 approx. • Land size of 156m<sup>2</sup> approx. • Building size of 17sq approx. • Foundation: Concrete slab

**THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, ample benchtops & cupboard space, tiled splash back, walk-in pantry, finished with tiled flooring • Sizeable open-plan meals & living zone with timber flooring • Study nook area in Bedroom 2 • 3-Bedrooms in total with carpeted flooring, 1 with built-in robe, master with walk-in robe • 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring • Laundry with single trough plus an additional 2nd toilet • Ducted heating, evaporative cooling, plus split system heating & cooling • Additional features include a security alarm system, roller blinds & curtains, high ceilings including cathedral loft style in bedrooms, plus in the Strathmore Secondary School Zone • Established gardens with a courtyard, decked & covered alfresco area with a ceiling fan & built-in bench seat, trees including fruit trees, garden beds & lawns • Single remote garage with internal access & rear roller door, plus storage space & driveway for an additional car • Potential Rental: \$580 - \$620 p/w approx. • Body Corp/Strata Insurance: N/A

**THE AREA:** • Walk to Gaffney St, Cumberland Rd, Derby St & Bell St Shopping & Café strips • Pascoe Vale train station & bus hub • Surrounded by parks, reserves & local schools • Only 11.5km from the CBD with easy City Link, Ring Road & airport access • Zoned Under City of Merri-bek - General Residential Zone

**THE CLINCHER:** • Strathmore Secondary School Zone, making it the ultimate place to live • No body corp means freedom and savings - enjoy homeownership without the extra hassle or fees!

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 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." Brought to you by Vendor Marketing - Melbourne's most qualified vendor advocates - [vendormarketing.com.au](http://vendormarketing.com.au) Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979