

# 4/19 Snell Grove, Pascoe Vale, Vic 3044



## Sold Townhouse

Sunday, 13 August 2023

4/19 Snell Grove, Pascoe Vale, Vic 3044

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 167 m2

Type: Townhouse



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**\$587,250**

Introducing 4/19 Snell Grove, Pascoe Vale - an exceptionally low-maintenance home nestled in the heart of the ever-popular Snell Grove. This appealing residence caters to a diverse range of buyers; whether you're a first home buyer eager to step into the property market, a retiree searching for comfort, a down-sizer looking for simplicity, or an investor ready to capitalise on a prime location. This well-maintained and spacious 2-bedroom unit offers open-plan living that encourages a relaxed lifestyle. Enjoy the convenience of being just a hop, skip, and jump from local schools, bustling shops, cosy cafes, serene parklands, and a well-connected train station. A wise choice in a desirable neighbourhood, this property invites you to discover the unique blend of comfort and convenience that makes Snell Grove a sought-after address. Your ideal lifestyle awaits at 4/19 Snell Grove, Pascoe Vale. Make your move today - Contact C+M Residential.. 'Helping You Find Home.'

**THE UNDENIABLE:**

- Brick Villa Unit, built-in 1999 approx.
- Land size of 167m<sup>2</sup> approx.
- Building size of 12.5sq approx.
- Foundation: Concrete Slab

**THE FINER DETAILS:**

- Kitchen with 600mm Simpson appliances including a Dishlex dishwasher, ample benchtops & cupboard space, breakfast bench, tiled splashback, finished with tiled flooring
- Sizeable open-plan meals with tiled flooring & living zone with carpeted flooring
- 2-Bedrooms with robes & carpeted flooring, master with 2-way bathroom access & walk-in robe
- 1-Bathroom with shower, bathtub, single vanity, separate toilet & tiled flooring
- Separate laundry with single trough & rear access
- Ducted heating & split system cooling
- Additional features include exposed brick feature, roller blinds, low maintenance plus more
- Established gardens with paved courtyard
- Single remote open garage
- Potential Rental: \$460 - \$500 p/w approx.
- Body Corp/Strata: \$350 p/qrt approx.

**THE AREA:**

- Walk to Snell Gr, Devon Rd & Pascoe Vale Rd shopping strips. Oak Park & 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:**

- Your perfect Pascoe Vale property; convenient, spacious, ready for the first home buyer
- Retire in style, invest, or down-size with ease

**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.

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