

**4 Karadoc Avenue, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**House For Sale**

Saturday, 25 November 2023

4 Karadoc Avenue, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Cody Bettanin  
0438952639



Matthew Rossi  
0474174208

## **Auction \$850,000 - \$900,000**

Situated in a quiet cul-de-sac with the area's key lifestyle attractions all close by, this attractive weatherboard home provides an immediately comfortable lifestyle along with exciting options to renovate and extend or start anew (STCA). Exceptionally well-presented throughout, the home's light and bright interior comprises two main bedrooms (large master) both serviced by an updated central bathroom and additional (second) WC. Add to this a formal dining room (or third bedroom), separate lounge and neat kitchen with dishwasher leading through to the rear living/sunroom. Other features include split-system heating/cooling, solid hardwood floors and full-size internal laundry, plus a substantial north-facing backyard with land to expand and double garage via the gated side drive. Bus stop around the corner, it's also close to Hallam Reserve, Pascoe Vale North Primary School, local cafes and Kent Road IGA, as well as easy access to Merlynston Station, Coburg North Village Shopping Centre, Citylink and the Ring Road.