

42 Devon Road, Pascoe Vale, Vic 3044

House For Sale

Tuesday, 30 April 2024



42 Devon Road, Pascoe Vale, Vic 3044

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 628 m2

Type: House



Claudio Cuomo
0419315396



John Nguyen
0433928979

\$1m - \$1.1m

When visiting 42 Devon Rd, keep an open mind, as this is an exceptionally warm and inviting home that can cater for both the HOME BUYER looking for a turnkey ready to move in home withing CORE Strathmore School Catchment Zones. Or take advantage of ALL the hard work already completed by the current owners and take advantage of moving forward with stunning PLANS & PERMITS approved for 2 brand new 30sq side by side homes, comprising: 4 beds, 3 baths, 2 living zones + home office space. Located for convenience, residents will enjoy easy access to Devon Rd & Snell Gr shops, cafes, Oak Park train station, and an array of amenities, sought-after Strathmore Secondary College zoning and walking distance to Pascoe Vale Girls College, all at your doorstep. Seize this opportunity to make your mark in this thriving community. Make your move today - Contact C+M Residential. 'Helping You Find Home' THE

UNDENIABLE: • Weatherboard House. Built 1960s approx. Updated 2000s • Land 628m² approx. Building 18sq approx. • RARE 16.1m Frontage • Plans & Permits for 2x Side-by-Side Homes • 30 sq each: 4-Bed, 3-Bath, 2-Living, 1-Home office • Separate Title & Driveways THE FINER DETAILS: • Kitchen with 900mm S/S appliances, dishwasher, ample cupboards & benchtops, breakfast bench, finished with tiled flooring • Sizeable open plan meals & 2 living zones with Tasmanian oak flooring • 3-Bedrooms with Tasmanian oak timber flooring, 2 with robes • 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring • Ducted heating & split system heating & cooling plus ceiling fans • Additional features are security alarm system, blinds, picture rail & Strathmore Secondary College zone • Large allotment with established gardens, trees, garden beds, lawn & brick paved area • Carport plus driveway space for off street parking • Potential Rental: \$550 - \$600 p/w approx. THE AREA: • Walk to Devon Rd, Snell Gr & Pascoe Vale Rd shopping strips. • Oak Park Train station and bus hub • Surrounded by parks, reserves & local schools - Zoned to Strathmore • And only 12km from the CBD with easy City Link and Ring Road and airport access • Zoned Under City of Moreland - Neighbourhood Residential Zone THE CLINCHER: • Plans & Permits for 2x Side-by-Side homes each 30sq approx. • Strathmore school catchment is a HUGE bonus 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. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979