

5/12 Bristol Road, Pascoe Vale, Vic 3044



Townhouse For Sale

Wednesday, 17 April 2024

5/12 Bristol Road, Pascoe Vale, Vic 3044

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 114 m2

Type: Townhouse



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EOI: \$550k - \$600k

Expressions Of Interest Ending Tuesday 7th May 2024 @ 5pm Nestled in Pascoe Vale's vibrant community, 5/12 Bristol Road represents comfort and convenience. This meticulously maintained two-bedroom haven boasts near-new amenities including a dishwasher, oven, split system, fans, and blinds, ensuring modern living at its finest. Perfect for first-time buyers, downsizers, or astute investors, this low-maintenance gem offers the ideal blend of style and practicality. With schools, shops, parks, and cafes just steps away, enjoy the best of Pascoe Vale living right at your doorstep. Whether you're unwinding at a local cafe, strolling through green spaces, or hopping on nearby transport, this residence puts you in the heart of it all. Embrace the effortless lifestyle you deserve at 5/12 Bristol Road. Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE: • Brick Townhouse • Built-in 2008 approx. • Land size of 114m² approx. • Building size of 11.5sq approx. • Foundation: Concrete slab

THE FINER DETAILS: • Kitchen with black glass & S/S appliances including a dishwasher, ample benchtops & cupboard space, breakfast bench, 2-tone cabinetry, tiled splash back, finished with polished timber flooring • Sizeable open-plan meals & living zone with polished timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Laundry with single trough • Split system heating & cooling in all main areas including bedrooms, plus ceiling fans • Additional features include near new dishwasher, oven, split system, fans & blinds - high ceilings, storage space, window blinds & curtains, frosted glass, plus more • Established gardens with a courtyard, sunshade, decking, trees, garden beds & turf • Single remote garage with rear access plus a car space • Potential Rental: \$480 - \$520 p/w approx. • Body Corp/Strata Insurance: \$367 p/qtr approx.

THE AREA: • Walk to Cumberland Rd, Derby St, Kent Rd, Boundary & Pascoe St shopping & Café strips • Pascoe Vale & Merlynston 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 - Neighbourhood Residential Zone

THE CLINCHER: • The perfect entry point for those looking to secure their place in the Pascoe Vale market. • Minimal upkeep equals a better lifestyle!

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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