

**5/216 Derby Street, Pascoe Vale, Vic 3044**



**Unit For Sale**

Friday, 17 November 2023

5/216 Derby Street, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 137 m2**

**Type: Unit**



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**EOI: \$575k - \$625k**

Expressions Of Interest Ending Tuesday 5th December 2023 @ 5pm Discover your dream lifestyle at 5, 216 Derby Street, Pascoe Vale. This super low-maintenance home is nestled in a highly sought-after location. Boasting an underground garage with convenient internal access, this 2-bedroom gem features an inviting open-plan living area. Enjoy the utmost privacy in your own private courtyard situated at the rear of the complex, providing a safe and secure environment. This property is an ideal choice for first-time homebuyers, downsizers, or savvy investors. You'll be delighted by its proximity to shops, cafes, parklands, and excellent transport options. Plus, with easy access to the CBD and Melbourne Airport, this home offers the perfect blend of convenience and comfort. Don't miss out on this fantastic opportunity to make it yours! Make your move today - Contact C+M Residential.. 'Helping You Find Home..' **THE UNDENIABLE:** • Brick Townhouse • Built-in 2020 approx. • Land size of 120m<sup>2</sup> approx. • Building size of 13sq approx. • Foundation: Concrete slab **THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, stone benchtops, Island bench, ample cupboard space, tiled splash back, double kitchen sink, finished with hardwood timber flooring • Sizeable open-plan meals & living zone with hardwood timber flooring • 2-Bedrooms with robes & carpeted flooring • 1-Bathroom with shower, single vanity, combined toilet & tiled flooring • Laundry in garage with single trough • Reverse split system heating & cooling in all main areas • Additional features include high ceilings, LED lighting frosted glass, roller blinds, hardwood flooring, double glazed windows, plus more • Courtyard with established gardens, decking, trees, garden beds & turf • Single remote garage with laundry, water tank & internal access • Potential Rental: \$450 - \$500 p/w approx. **THE AREA:** • Walk to Kent & Boundary Rd, Pascoe St, East & West St café & shopping strips • Merlynston, Pascoe Vale & Oak Park 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:** • Superb 2-bedroom home with secure parking and a private courtyard • Investor's paradise or ideal for first-time buyers **THE TERMS:** • Deposit of 10% • Settlement of 45/60/90 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 & does not warrant its accuracy or completeness. Parties should make & rely on their own inquiries in relation to this property. Phillip Castro: 0428 097 070 Marwan Abdulwahed: 0420 647 396