

6/564 Pascoe Vale Road, Pascoe Vale, Vic 3044



Unit For Sale

Friday, 8 March 2024

6/564 Pascoe Vale Road, Pascoe Vale, Vic 3044

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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Private Sale: \$290k - \$310k

****Inspection by Appointment Only**** Introducing 6/564 Pascoe Vale Road, Pascoe Vale - a prime investment opportunity with a potential rental return of \$400 - \$420pw approx, that displays convenience and style. Located merely a five-minute walk from Pascoe Vale Station, this property is also close to essential schools and shopping areas. Featuring a spacious open-plan living and dining area that extends to a private balcony, it's designed for effortless entertaining and relaxation. The residence includes two large bedrooms, a contemporary kitchen equipped with a dishwasher and stainless steel appliances, and a central bathroom, ensuring all facets of modern living are addressed. Additional benefits include secure entry and a reserved parking space, enhancing both safety and convenience. Situated directly opposite the Oak Park Aquatic Centre & Sports Pavilion and surrounded by an assortment of schools, parks, shops, and cafes, this property offers an unmatched lifestyle opportunity. Ideal for the astute investor seeking a property that combines comfort, luxury, and a stellar location. Discover the ultimate in Pascoe Vale living. Make your move today - Contact C+M Residential.

'Helping You Find Home'**THE UNDENIABLE:** • Brick Unit • Built-in 1970s approx. • Building size of 8sq approx. • Foundation: Stumps **THE FINER DETAILS:** • Kitchen with S/S appliances including a dishwasher, breakfast bench, ample cupboard space, finished with timber flooring • Sizeable open-plan meals & living zone with timber flooring • 2-Bedrooms with timber flooring, one with a BIR • 1-Bathroom with shower over bathtub, single vanity, separate toilet & tiled flooring • Laundry with single trough in bathroom • Wall heating & split system • Additional features include high ceilings, window blinds, low maintenance, secure entry, plus more • Established gardens on grounds • Car space • Rented until 29/10/2025 at \$1477 pcm. • With a potential rental return of \$400 - \$420pw approx. **THE AREA:** • Walk to Pascoe Vale Rd shopping & cafe strip, Snell Gr & Devon Rd • 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 - General Residential Zone **THE CLINCHER:** • Opposite the Oak Park Aquatic Centre & Sports Pavilion • Location + Security + Low-maintenance **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. Phillip Castro: 0428 097 070 William Spyrou: 0404 999 064