

**8 Graham Street, Pascoe Vale South, Vic 3044**

**Nelson Alexander**

**Sold House**

Friday, 11 August 2023

8 Graham Street, Pascoe Vale South, Vic 3044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

**\$1,780,000**

In a prized Coonans Hill neighbourhood zoned to Strathmore Secondary College, this captivating Californian provides an idyllic environment for growing families with its spacious and versatile design, impressive inclusions and terrific poolside entertaining area to enjoy. Beyond the immaculate front garden and gorgeous facade, discover a light-filled interior comprising four large bedrooms (three with robes) all serviced by a main central bathroom and modern laundry/second bathroom. Further emphasizing its family credentials is the inclusion of an elegant front lounge, rear living room and open dining area adjoined by a sleek modern stone-bench kitchen with double butler sink, walk-in pantry, Ilve cooking appliances (900mm) and Bosch dishwasher. Other fine features include ducted heating, evaporative cooling and additional split-system a/c, along with high ceilings, plantation shutters, alarm system and CCTV, as well as a huge attic storage space (approx 24sqm). Complementing the home's impressive interior is a sunny backyard with alfresco entertaining deck, large solar-heated pool and poolside pergola, plus a handy garden shed and gated driveway (remote-control) for three-car off-street parking. Shore Reserve at the end of the street and walking distance to local cafes, Moreland Road buses and Melville Road trams, it's also close to popular primary schools, as well as easy access to Moreland Station and Citylink.