

**9 Braeside Street, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**House For Sale**

Monday, 22 January 2024

9 Braeside Street, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Cody Bettanin  
0438952639



Matthew Rossi  
0474174208

## **Auction \$760,000 - \$820,000**

Beyond the picket-fenced garden and captivating facade, this mid-century home delivers a lifestyle of easy-living excellence with its adaptable floorplan, impressive inclusions and abundance of natural light throughout. Set on a sizeable sub-divided block, the home itself comprises three generous bedrooms (two with BIRs) all serviced by an updated central bathroom and separate WC. The versatile open living/meals area adds to the appeal complemented by a well-appointed kitchen complete with stainless-steel cooking appliances and dishwasher. Other stand-outs include ducted heating, evaporative cooling, alarm system and solid hardwood floors, along with an internal laundry and stylish plantation shutters across the front. Rounding out this terrific lifestyle package is a sunny backyard with lush lawn and high fences for privacy, plus the advantage of a remote-control carport. Walking distance to a choice of bus routes, local cafes, shops and Pascoe Vale North Primary School, it's also close to the open spaces of Hallam Reserve, Merlynston Station and Coburg North Shopping Centre.