

# 9 Crowley Court, Pascoe Vale, Vic 3044



## Sold House

Wednesday, 27 September 2023

9 Crowley Court, Pascoe Vale, Vic 3044

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 681 m2

Type: House



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**\$1,040,000**

Nestled in a peaceful cul-de-sac on an expansive 681m<sup>2</sup> approximately, this timeless single-level residence has been carefully updated in various areas. Featuring high ceilings and original cornices throughout, this home offers a versatile layout that can effortlessly suit your lifestyle. The property boasts four sunlit bedrooms, and outdoors, you'll find a well-maintained garden complemented by neighbouring parklands. Further amenities include a garage and a generous carport. This cherished home is an excellent choice for a growing family seeking to maximize their investment. Its prime location offers the convenience of being just a short stroll from Pascoe Vale Girls, Westbreen Primary, and Oak Park train station plus shops and cafes. Don't miss the opportunity to make this charming property your own, where tranquillity meets convenience. Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Updated Brick House • Built-in 1960s approx. • Updated in the 2000s • Land size of 681m<sup>2</sup> approx. • Building size of 24sq approx. • Foundation: Stumps

**THE FINER DETAILS:** • Kitchen with electric appliances including an LG dishwasher, ample benchtops & cupboard space, finished with vinyl flooring • Sizeable open-plan meals & living zone with timber flooring • Study/Home office with storage cupboard & built-in desk, carpeted flooring plus rear access • 4-Bedrooms with robes & timber/carpeted flooring, master with powder room • 2-Bathrooms with shower, bathtub to main, single vanity, toilet & tiled flooring • Powder room with single vanity • Separate laundry with single trough • Ducted heating • Additional features include roller blinds, ample storage areas, plus more • Large allotment with established gardens, trees, garden beds & lawns • Single garage, carport & driveway for additional cars • Potential Rental: \$650 - \$700 p/w approx.

**THE AREA:** • Walk to Snell Gr, Devon Rd, Pascoe St & Pascoe Vale Rd shopping & Café strips. • Pascoe Vale & Oak Park train station & bus hub • Surrounded by parks, reserves & local schools • And 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:** • Your dream home on a large allotment awaits in a peaceful cul-de-sac with parklands at your doorstep • Picture perfect with sunlit bedrooms, and an established garden - your sanctuary is here

**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. Claudio Cuomo: 0419 315 396 John Nguyen: 0433 928 979