

# 9 Grundy Grove, Pascoe Vale South, Vic 3044

Nelson Alexander

## House For Sale

Wednesday, 12 June 2024

9 Grundy Grove, Pascoe Vale South, Vic 3044

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Carl Sacco  
0404468258



Maulik Patel  
0430838419

## **Auction \$1,200,000 - \$1,300,000**

Within the sought-after Strathmore Secondary College zone, this Coonans Hill classic delivers an outstanding family lifestyle with its spacious double-storey design, impressive renovations and enviable inner-urban convenience. Step inside to discover a welcoming interior comprising three bedrooms with built-in robes and dedicated study with integrated workstation all serviced by two modern bathrooms – both with floor-to-ceiling tiles. Enhancing its family credentials is the inclusion of spacious living room, downstairs retreat and open dining area adjoined by a stylish kitchen (by Mint) complete with soft-close cabinetry, Bosch cooking appliances and dishwasher. Other stand-outs include ducted heating, evaporative cooling, additional split-system a/c (living room) and in-floor heating (downstairs), along with high ceilings and solid hardwood floors. Complementing the sublime interior is an undercover balcony with city skyline views and private backyard with paved entertaining area and established perimeter gardens, plus the added appeal of a front off-street parking space. Moreland Road buses around the corner along with local cafes and the open spaces of Shore Reserve, it's also close to Melville Road trams and popular primary schools, as well as easy access to Moreland Station and Citylink.