

**G04B/23 Cumberland Road, Pascoe Vale South, Vic  
3044**



**Sold Apartment**

Sunday, 13 August 2023

G04B/23 Cumberland Road, Pascoe Vale South, Vic 3044

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Stephen Azzopardi  
0393631455

**\$470,000**

VACANT & READY TO MOVE IN! A brilliant entry into the area or blue-chip addition to any property portfolio, this spacious ground floor PASCO apartment is a winning choice either way with its desirable design & impressive inclusions. Features Include:

- Master bedroom showcases a built-in wardrobe and ensuite with floor to ceiling tiles, stone top vanity and quality fittings
- An additional spacious bedroom with a built-in wardrobe
- Kitchen complete with ample cupboard space, soft-close drawers, 40mm Caesar stone bench tops, stainless steel appliances including gas cooktop, electric oven, range hood and dishwasher
- A versatile open-plan meals and family area leading out to a fully-undercover alfresco allowing ample space for entertaining
- Central bathroom with floor to ceiling tiles, stone top vanity and quality fittings
- Reverse cycle split system unit, high ceilings, square set cornices, engineered floorboards, dual roller blinds, plumbing behind the fridge, two toilets, European laundry, intercom and more
- Outdoor alfresco area
- Secure entry foyer, lower-level parking space, storage cage and a delightful residents' garden with BBQ facilities
- Direct access to Cumberland Road via rear gate
- Bus stop (on Cumberland Road) virtually at your doorstep, it's also walking distance to local shops and eateries, acres of parkland and endless trails along the Moonee Ponds Creek, as well as easy access to schools (zoned to Strathmore Secondary College zone), Pascoe Vale Station, Melville Road trams and Citylink
- The potential rental income is \$26,592.86 per annum (\$510.00 per week) with always a strong demand for this ground floor location. Internal 74m<sup>2</sup> External 28m<sup>2</sup> Total Area 102m<sup>2</sup> External Storage 4m<sup>2</sup> (Photo ID is Required at all Open For Inspections, Prior to Entry) At YPA Caroline Springs "Our Service Will Move You" DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor or agent/agency.