

**1/45 Essex Street, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**House For Sale**

Wednesday, 19 June 2024

1/45 Essex Street, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Natasha Flinders  
0431572767



David Vaughan  
0418231290

## **Auction \$780,000 - \$850,000**

On a sizeable sub-divided block (approx 400sqm on the corner of Madoline St), this mid-century home delivers a lifestyle of immediate comfort and convenience along with exceptional potential to renovate, renew or possibly redevelop in the future (STCA). Well-presented throughout, the home's current accommodation includes three bedrooms (large main) with built-in robes all serviced by a neat central bathroom. Filled with natural light, the versatile lounge flows through to the open living/dining area adjoined by a well-appointed kitchen with stainless-steel cooking appliances (900mm) and dishwasher. Other features of the home include ducted heating and split-system a/c for all-seasons enjoyment, along with an additional wood heater, alarm system and European laundry. Completing the picture is a sunny rear courtyard and private front yard with established perimeter trees, plus a lock-up garage and additional carport via remote-control rollerdoor to Madoline Street. Bus stop around the corner on Derby Street along with the open spaces of Raeburn Reserve, it's also close to local shops and cafes, popular schools (Strathmore SC zone) and Coburg North Shopping Village, as well as easy access to Citylink.