

# 2A Royal Parade, Pascoe Vale South, Vic 3044



## House For Sale

Thursday, 11 July 2024

2A Royal Parade, Pascoe Vale South, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ricardo Rodrigues  
0407806893



Stefan Stella  
0422093149

## **Auction - \$720,000 - \$790,000**

On a separately-titled block with its own street frontage and no shared land, this freestanding home combines quality and convenience to deliver an inner-urban lifestyle of easy-living excellence. Beyond the attractive rendered facade, you'll discover a light-filled interior comprising 2 double bedrooms with built-in robes both serviced by a spotless central bathroom. The versatile open living/dining area provides the perfect space to relax and is further enhanced by a modern kitchen with soft-close cabinetry, Westinghouse cooking appliances and dishwasher. Ducted heating and split-system air conditioning enhance the appeal of this impeccable home, along with high ceilings, LED downlights, new carpets, new blinds and a full-size laundry. Completing the picture is a sunny courtyard with northerly aspect, extensive paving and high fences for privacy, plus the added advantage of a gated off-street parking space. A short stroll to Melville Road trams, popular cafes, Coburg West Primary School and the open spaces of Shore Reserve, it also offers easy access to Strathmore Secondary College (zoned), Citylink, Coburg Station and the area's thriving retail precinct. All information about this property has been provided to Ray White by third parties. Ray White has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.