

**1, 2, 3 & 4/21 Danin Street, Pascoe Vale, Vic 3044**



**Townhouse For Sale**

Saturday, 29 June 2024

1, 2, 3 & 4/21 Danin Street, Pascoe Vale, Vic 3044

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: Townhouse**



Claudio Cuomo  
0419315396



John Nguyen  
0433928979

**EOI: \$875k - \$945k**

Expressions Of Interest Ending Tuesday 30th July 2024 @ 5pm Discover these four superbly built Townhomes, nestled in the sought-after location of Pascoe Vale. Each residence is crafted with meticulous attention to detail, showcasing modern luxury and a low-maintenance open floor plan, ideal for contemporary living. Featuring three bedrooms and two bathrooms, these homes offer ample space for families or professionals. Units 2 and 3 boast a double garage, while all homes include an additional car space, ensuring convenient parking options. Located in a tranquil setting, these Townhomes are perfectly positioned close to local schools, including the coveted Strathmore Secondary College zone. Enjoy the convenience of nearby parklands, shops, cafes, and excellent transport links. These homes are an exceptional opportunity for any homebuyer seeking quality and elegance in Pascoe Vale. Don't miss the chance to see these stunning properties. Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Townhouse x4
- Built-in 2024 approx.
- Foundation: Concrete slab
- Building size
- Unit 1: 18.5sq approx.
- Unit 2: 18.8sq approx.
- Unit 3: 18.1sq approx.
- Unit 4: 15.8sq approx.

**THE FINER DETAILS:**

- Kitchen with 900mm black glass Euro appliances, dishwasher, 2-tone cabinetry, stone benchtops, Island bench with waterfall edging & pendant lighting to Unit 1, cupboard space, finished with engineered flooring
- Sizeable open-plan meals & living zone with engineered flooring
- 3-Bedrooms with robes & carpeted flooring, master with ensuite
- 2-Bathrooms with shower, bathtub to main in Units 1-3, single & double vanity, combined toilet & floor to ceiling tiles
- Powder room with single vanity - Laundry with single trough
- Gas ducted heating & evaporative cooling
- Additional features include zoned to Strathmore Secondary College, a security alarm system, video intercom, high ceilings, LED lighting, black tapware & fittings, timber staircase, linen cupboard, plus more
- Street facing to Unit 1, all with landscaped gardens, a courtyard, trees, garden beds, lawns, water tank & garden shed
- Single garage + 2nd car space to units 1&4. Double garages & car space to Units 2&3

**Potential Rental:** \$600 - \$700 p/w approx.

**THE AREA:**

- Walk to Snell Gr, Devon Rd, Gaffney St & Pascoe Vale Rd shopping & Café strips
- Pascoe Vale & Oak Park train station & bus
- Surrounded by parks, reserves & schools
- Only 11.5km from the CBD with easy City Link, Ring Road & airport access
- Zoned Under City of Merri-bek - General Residential Zone

**THE CLINCHER:**

- Experience luxury & modern features in these Brand-New homes in a boutique block of 4
- Perfectly zoned for the prestigious Strathmore Secondary College

**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