

**3/2 Vale Street, Pascoe Vale, Vic 3044**



**Townhouse For Sale**

Wednesday, 10 July 2024

3/2 Vale Street, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 125 m2**

**Type: Townhouse**



Phillip Castro  
0428097070



William Spyrou  
0404999064

**EOI: \$600k - \$660k**

Expressions Of Interest Ending Tuesday 6th August 2024 @ 5PM Discover this charming Townhouse at 3/2 Vale Street, Pascoe Vale. Ideal for first home buyers, downsizers, young families, or savvy investors, this low-maintenance home offers a welcoming open-plan living space that seamlessly extends to an established courtyard, perfect for relaxing or entertaining. With a prime location, you're within easy reach of local amenities, including schools, cafes, parks, shops, and transport options. A 10-minute walk will take you to Pascoe Vale station! With the Melbourne CBD and airport just a short drive away via the freeway and CityLink, ensuring convenience at your doorstep. Situated in the sought-after school zone for Strathmore North Primary and Secondary College, this property offers an excellent educational opportunity for families. Additionally, the Oak Park Sports & Aquatic Centre is close by. Pascoe Vale is a highly desirable suburb, and this property is your first step towards making the area your home. Don't miss out on this gem! Make your move today - Contact C+M Residential. 'Helping You Find Home'

**THE UNDENIABLE:**

- Brick Townhouse
- Built-in 2015 approx.
- Land size of 125m<sup>2</sup> approx.
- Building size of 12sq approx.
- Foundation: Concrete slab

**THE FINER DETAILS:**

- Kitchen with 900mm S/S Omega appliances including a dishwasher, stone benchtops, 2-tone cabinetry, double S/S kitchen sink, breakfast bench, ample cupboard space, finished with engineered flooring
- Sizeable open-plan meals & living zone with engineered flooring
- Study nook at ground level with engineered flooring
- 2-Bedrooms with robes & carpeted flooring, master with 2-way bathroom access
- 1-Bathroom with shower, bathtub, single vanity, combined toilet & tiled flooring
- Powder room with single vanity
- Laundry with single trough, storage cupboards & garage access
- Split system heating & cooling in all main areas
- Additional features include zoned to Strathmore North Primary & Secondary College, high ceilings, LED lighting, roller blinds, low maintenance, plus so much more
- Established gardens with a courtyard, trees, garden beds, lawns & water tank
- Single remote garage with rear & internal access

**Potential Rental:** \$500 - \$550 p/w approx.

**THE AREA:**

- Close to Snell Gr, Devon Rd & Pascoe Vale Rd shopping & Café strips
- 10 min walk to Pascoe Vale train station & bus
- Surrounded by parks, reserves & local 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:**

- Prime location near schools - zoned to Strathmore - cafes, parks, shops + transport options
- A quick 10-minute walk to Pascoe Vale Train Station with the Oak Park Sports & Aquatic Centre close by

**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.

Phillip Castro: 0428 097 070 William Spyrou: 0404 999 064