

**1/18 Bristol Road, Pascoe Vale, Vic 3044**

**Nelson Alexander**

**Villa For Sale**

Saturday, 29 June 2024

1/18 Bristol Road, Pascoe Vale, Vic 3044

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 259 m2**

**Type: Villa**



Matthew Rossi  
0474174208



Cody Bettanin  
0438952639

## **Auction \$570,000 - \$600,000**

One of only four on the block, this front villa is sure to make a lasting impression with its generous proportions, abundance of light and delightful outdoors to enjoy – perfect for young professionals, savvy investors and downsizers alike. Absolutely flawless in presentation, the home's welcoming interior comprises two double bedrooms both with built-in robes, as well as a spotless central bathroom and separate WC. Spacious and versatile, the front living room flows through to the open dining area adjoined by a well-appointed kitchen with large pantry, stainless-steel cooking appliances and dishwasher. Along with ducted heating and split-system a/c for all-seasons comfort, this terrific villa also includes efficient LED downlights, full-size laundry and security shutters all-round. Completing the picture is a wide courtyard with northerly aspect, extensive paving and high fences for privacy, plus a lush front garden, remote-control garage with extra-high roofline and second off-street parking space on title. Pascoe Street shops and eateries around the corner along with a choice of bus routes, it's also close to local schools, popular parks and Oak Park Station, as well as easy access to Citylink