

**36 Surrey St, Pascoe Vale, VIC, 3044**



**House For Sale**

Friday, 15 November 2024

36 Surrey St, Pascoe Vale, VIC, 3044

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## A New Standard for Family Living

Discover pure sophistication at 36 Surrey Street, a stunning, single-level family home crafted with attention to every detail! This brand new, 4-bedroom, 2-bathroom residence brings together style and function, making it perfect for families and discerning home buyers alike. The home radiates elegance, featuring cathedral ceilings, skylights for natural light, gold-trim finishes, and a luxurious walk-in pantry. With low-maintenance design both inside and out, you'll enjoy more time living and less time upkeeping. Nestled in a prime location, within the sought-after Strathmore Secondary College zone, it's just a short walk to Derby Street's shops and cafes, local schools, Raeburn Reserve, and Pascoe Vale Football Club. This home truly is a must-see!

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### THE UNDENIABLE:

- Brick & Weatherboard Side-by-Side
- Single Level House
- Built-in 2024 approx.
- Land size of 291m<sup>2</sup> approx.
- Building size of 24sq approx.
- Foundation: Concrete slab

### THE FINER DETAILS:

- Kitchen with glass 900mm appliances including a dishwasher, Hampton style cabinetry, stone benchtops, Island bench with waterfall edging & pendant lighting, walk-in pantry, undermount sink, ample cupboard space, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- 4-Bedrooms with robes & carpeted flooring, master with ensuite & walk-in robe
- 2-Bathrooms with shower, bathtub to main, single vanity, gold tapware & fittings, combined toilet & floor to ceiling tiles
- Laundry with single trough & linen cupboard
- Refrigerated heating & cooling, plus a fireplace
- Additional features include a security alarm system, high ceilings, LED lighting, roller blinds & curtains, ample storage areas, skylights, cathedral ceilings, plus more
- Landscaped gardens front & rear with a low maintenance courtyard, shade awning, trees, garden beds, lawns & water tank
- Single remote garage with internal access, plus separate driveway for additional parking
- Potential Rental: \$750 - \$800 p/w approx.

### THE AREA:

- Walk to Snell Gr, Devon Rd, Pascoe St & Pascoe Vale Rd shopping & Café strips
- Pascoe Vale & Oak Park train station & bus hub
- 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 - Neighbourhood Residential Zone

### THE CLINCHER:

- Experience unparalleled elegance & ease in this brand new, effortlessly luxurious Pascoe Vale haven
- With 4 spacious bedrooms & Strathmore Secondary zoning, this home is perfect for families

### 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.

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