

2/3 Bristol Road, Pascoe Vale, VIC, 3044



Townhouse For Sale

Friday, 15 November 2024

2/3 Bristol Road, Pascoe Vale, VIC, 3044

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Claudio Cuomo
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Space, Style + Convenience!

Expressions Of Interest Ending Tuesday 10th December 2024 @ 5pm

Welcome to 2/3 Bristol Road, Pascoe Vale - a delightful 3-bedroom, 2-bathroom Townhome that combines modern convenience with an inviting open floorplan. Step into a spacious layout that flows effortlessly to a courtyard, perfect for entertaining or relaxing. Ideally suited for first home buyers, young families, professionals, or investors, this home is a true all-rounder. With Westbreen Primary and Pascoe Vale Girls Secondary College a short walk away, plus nearby Hallam Reserve for outdoor enjoyment, you'll find all essentials within reach. Enjoy an easy stroll to shops and eateries on West Street, Boundary Road, and Pascoe Street, with the added convenience of a bus stop just around the corner.

Make your move today - Contact C+M Residential. 'Helping You Find Home'

THE UNDENIABLE:

- Brick Townhouse
- Built-in 2018 approx.
- Land size of 139m² approx.
- Building size of 17sq approx.
- Foundation: Concrete slab

THE FINER DETAILS:

- Kitchen with S/S 900mm Omega appliances, Domain dishwasher, 2-tone cabinetry, stone benchtops, double S/S kitchen sink, breakfast bench, ample cupboard space, tiled splashback, finished with timber flooring
- Sizeable open-plan meals & living zone with timber flooring
- 3-Bedrooms with robes & carpeted flooring, master with ensuite
- 2-Bathrooms with shower, single/double vanity, combined toilet & floor to ceiling tiles
- Powder room with single vanity
- Laundry with single trough & storage cupboards
- Reverse split system heating & cooling in all main areas including bedrooms
- Additional features include high ceilings, LED lighting, timber staircase, security alarm system & video intercom, roller blinds, frosted glass, ample storage, plus more
- Established gardens with a courtyard, trees, garden beds & water tank
- Single remote garage with rear & internal access, plus a car space
- Potential Rental: \$600 - \$650 p/w approx.
- Body Corp/Strata Insurance: TBC

THE AREA:

- Walk to West St, Pascoe St & Boundary Rd shopping & Café strips
- Merlynston, 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:

- Prime Pascoe Vale location with top schools + parks + dining + transport all just steps away
- Seamless open floorplan connecting indoor & outdoor spaces, perfect for relaxed living & entertaining

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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