



FOR SALE

IN MELBOURNE'S MOST SOUGHT-AFTER INNER-NORTH SUBURBS.

Perfectly poised in one of Melbourne's most sought-after inner-north suburbs, this charming traditional villa unit home delivers the Pascoe Vale lifestyle you've been dreaming of — put your own stamp on it tomorrow.

Step inside and instantly feel at home. Well-appointed kitchen flows into the dining area, offering generous bench space, ample cabinetry, a gas cooktop and wall oven — everything you need to cook. The main bedroom is a peaceful retreat, complete with carpet and a lovely garden. The bathroom impresses with both a separate bath and shower.

Outside, a compact courtyard with a grassed area provides the perfect haven for pets, all within a securely fenced perimeter for complete privacy and peace of mind.

Beyond your front door, Pascoe Vale's celebrated lifestyle awaits. Walk to Pascoe Vale Station, Batman Station,

local cafés, Gaffney Street shops, Zoned for Strathmore Secondary College. A rare opportunity to secure your foothold in a suburb that simply keeps on giving.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this advertisement; however, we cannot guarantee its correctness. Prospective purchasers are requested to take necessary action to satisfy themselves with any pertinent matters.

2 BED | 1 BATH | 1 CAR

PRICE:
Auction

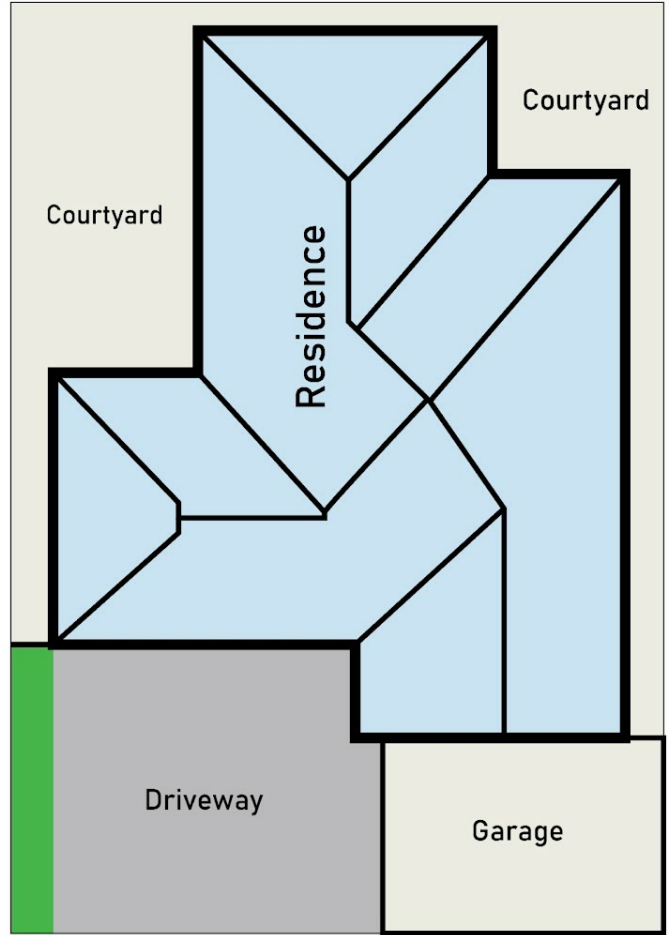
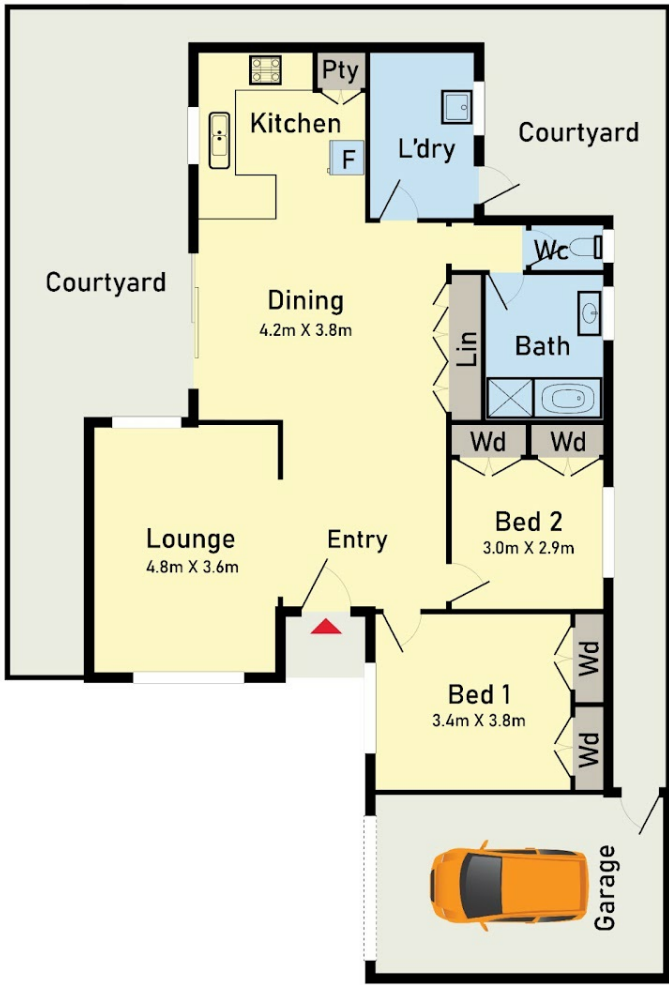
OPEN FOR INSPECTION:
Jun 27 at 10:30am - 11:00am



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Floor Plan

Site Plan



2/305 Gaffney Street, Pascoe Vale

* Dimensions are approximate and for illustrative purposes only



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