



### G10/324 Pascoe Vale Road Essendon VIC

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Quality and a well-designed floor plan on offer in this near new and larger than usual ground floor 1-bedroom plus study apartment. Entertain in the expansive 28m<sup>2</sup> external courtyard which flows off the living room. Stylish kitchen fit out with stainless steel appliances, stone benches, trendy tiled splash back and fantastic living zone.

Timber floors flow throughout the open plan living and study while the generous bedroom is fully carpeted and has good sized built in robes.

Other features include secure video entry with intercom, split system heating and cooling, secure FOB entry to your level only and a secure basement carpark.

Secure lock-up-and-go convenience within moments of Glenbervie and Strathmore train stations, parklands & popular Napier Street shops and cafes. Located within the

**Price** : \$ 430,000

**View** : <https://www.alexkarbon.com.au/sale/vic/north/essendon/residential/apartment/6209199>



**Charles Bongiovanni**  
03 9326 8883

KIN

GROUND FLOOR

**Apartment 10**

1 Bedroom, 1 Bathroom + Study

|               |                  |
|---------------|------------------|
| TOTAL AREA    | 86m <sup>2</sup> |
| INTERNAL AREA | 58m <sup>2</sup> |
| EXTERNAL AREA | 28m <sup>2</sup> |

All images, views and diagrams are indicative of artist's impressions only. Dimensions, areas, fittings, specifications, landscape and paved areas are indicative and subject to change without notice. Estimated floor area in the plans and diagrams is measured to the outside face of all external enclosing walls and to the external face of all corridor walls and to the centreline of all shared walls. All area calculations are based on the Property Council of Australia method of measurement guidelines and these area calculations may not correspond with Lot 1016 area. Purchasers should review the terms and conditions of and check the plans and specifications included in the Contract of Sale carefully prior to signing the Contract.

