



4/255 Derby Street Pascoe Vale VIC

3 **2** **2**

Undoubtedly much more a home than the traditional townhouse, this residence reflects the ideal balance of immediate beauty and lifestyle brilliance. Spaces have been carefully finished so that an atmosphere of the utmost comfort suffuses lounge and dining areas accompanied by an immaculate kitchen that profiles excellent SMEG/MIELE appliances and soft-closing cabinetry while northerly courtyard add the desired outdoor element. Three-bedroom accommodation upstairs features fitted robes, inverter heating/cooling and ensuite to the main bedroom all filled with naturally attractive light. Sydney bluegum hardwood, lovely high ceilings and a secure garage complement the street facing one-of-four position surrounded by a wealth of lifestyle attractions including nearby Hallam Reserve, schools, transport and local brunch spots including O'Heas Bakery, St Derby and Poppy Café and Pantry.

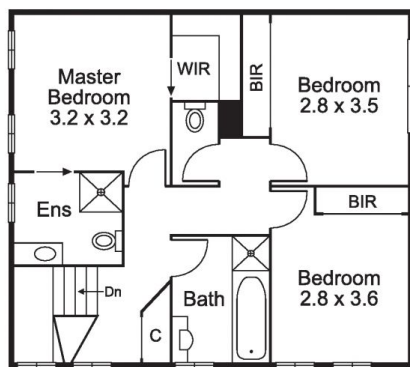
Price : \$ 705,000
Building Size : 142 sqm
Land Size : 175 sqm
View : <https://www.alexkarbon.com.au/sale/vic/north/pascoe-vale/residential/townhouse/6209459>



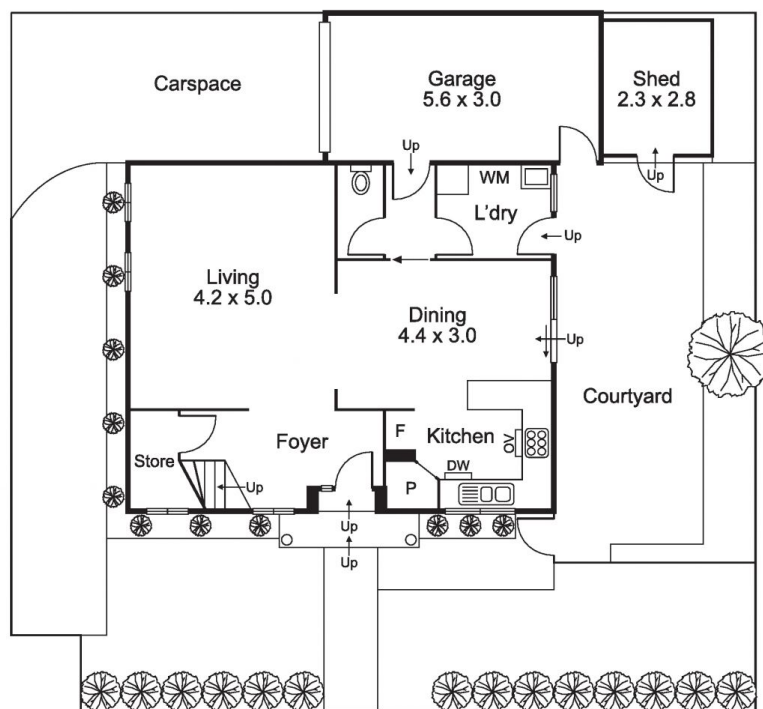
James Rapita
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FIRST FLOOR



GROUND FLOOR

Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.