

# Unit 44

## Prime Location

## Attractive Price



**Pascoe Vale Gardens Retirement Village**  
- Effortless Independent Living

146 Boundary Road  
Pascoe Vale, VIC 3044



INSPECTIONS OF THE PROPERTY ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT ANGUS ON 0488 883 544 OR 03 9831 9876 TO ARRANGE YOUR PERSONAL TOUR.

# Unit 44

## \$610,000

**2 BRs  
BIR  
1 Garage**



## FLOOR PLAN



A private garden path leads up to this beautiful 2-bedroom Unit which is located in a quiet area of the village, not far from the community centre and its wonderful facilities and close to a secure access gate offering super convenient entry/exit to Derby Street, Pascoe Vale.

Spacious with an expansive lounge/living area offering the prettiest view to garden greenery outside. A large meals area with fabulous adjoining kitchen comprising modern appliances, dishwasher and ample cupboard space.

The two generous sized bedrooms with BIRs and an outlook onto a central courtyard. The modern bathroom offers a double shower and good storage space and acts as a semi-ensuite to the Master bedroom.

A separate laundry, a 2nd rear and private courtyard, an adjoining garage with internal access and gas ducted heating throughout with separate air-conditioning wall unit completes this home.

To arrange your private inspection please call Angus on 0488 883 544. Sales: 03 9831 9876

### Property Features:

- Ducted heating
- Split system cooling
- 24/7 Emergency call system
- 2 separate courtyards
- Large Single garage with roller door

### Community Facilities:

- Library & Cinema
- Café & Bar
- Restaurant
- Hair and Beauty Salon
- Community Bus
- Visiting Doctors & Allied Health professionals
- Bowling Green

**Pascoe Vale  
Gardens  
Retirement  
Living**



A premium independent living option and a relaxing, stress - free place to call home.

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146 Boundary Road  
Pascoe Vale, Vic 3044

**amicum**  
RETIREMENT LIVING SPECIALISTS