



**2/246 Cumberland Road PASCOE VALE VIC**

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Located directly opposite Cole Reserve and boasting a private position within a well-maintained allotment, this neat two bedroom unit presents boundless potential to enhance alongside dynamic inner-city living. Fitted with timber floors and exposed brickwork throughout, the traditional floorplan enjoys a warm and inviting light-filled ambience. The generous front lounge progresses through to the retro kitchen/meals area, featuring Chef gas cooking appliances, tiled splashback and breakfast bar. A compact patio adjoins the low maintenance backyard surrounded by garden beds, while inside; the generously sized bedrooms are equipped with built-in-robres and flank a tiled central bathroom with separate toilet. Additional extras include hallway storage, internal laundry to backyard and garage. Truly a versatile opportunity for young buyers, downsizers or investors looking to increase their blue-chip portfolio in a coveted Pascoe Vale pocket. With easy access to CityLink making

**View :** <https://www.peterleahy.com.au/sale/vic/north/pascoe-vale/residential/unit/7434997>



**Peter Leahy**  
**03 9350 5588**

2/246 CUMBERLAND ROAD, PASCOE VALE

PETER LEAHY  
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**DISCLAIMER:**

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate