



Artist Impression Only



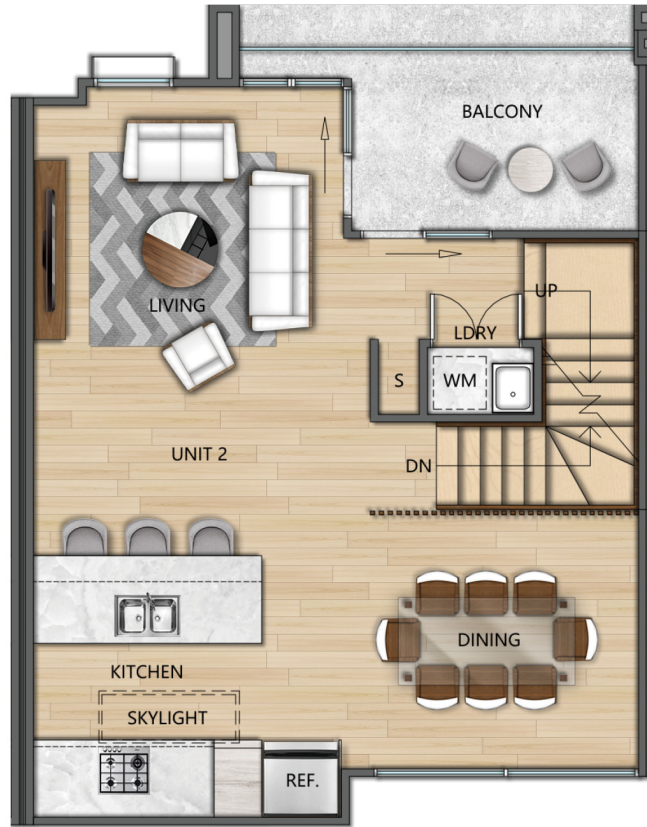
## 12 York Street, Pascoe Vale South

- 超高性价比，绝佳居住和出租位置，投资者或年轻置业者的最佳选择！20分钟开车至墨尔本市中心经 M2 高速
- **校区房**  
步行 950 米至 Pascoe Vale 小学（维州高排名97分公校）
- 5分钟开车至 Strathmore 中学（顶级中学）
- **交通杠杆**
- 步行 200 米至 513、514、903 路公交车站
- 4分钟开车至 Pascoe Vale 火车站，可直达墨尔本市中心
- 7分钟开车至 Essendon Fields 机场
- **购物中心**
- 步行 100 米至 Bell St 商业区
- 4分钟开车至 Coles 超市
- **公园**
- 步行 750 米至 Brearley 绿色保护区
- 4分钟开车至 Kevin Thomson 公园
- 10分钟开车至 Moonee Pond Creek Linear 绿色保护区
- **医疗设施**
- 10分钟开车至 Brunswick 私立医院

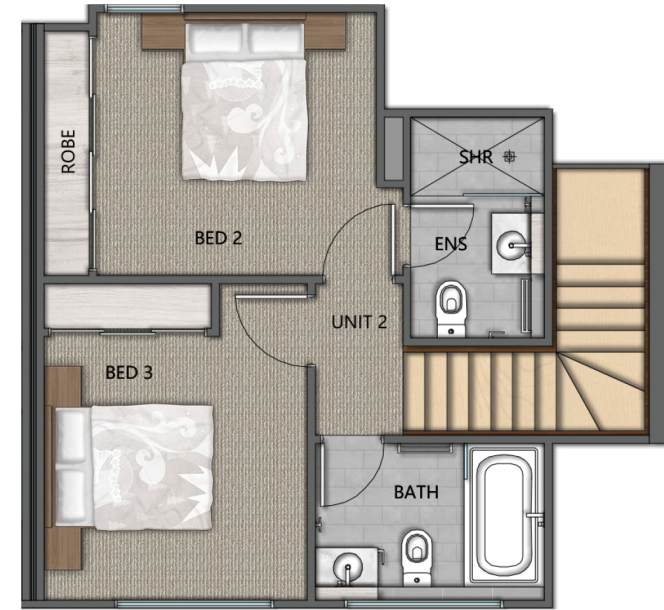
- Highest return on investment, great location for living & renting, ideal for investors or young families, only 20 mins to Melbourne CBD via M2 freeway!
- **School Zone**
- 950m walk to Pascoe Vale Primary School (Victoria's Top 97 score)
- 5 mins drive to Strathmore Secondary College
- **Connectivity**
- 100m walk to Route 513, 514, 903 bus stop
- 4 mins drive to Pascoe Vale Station, with direct access to Melbourne CBD
- 7 mins drive to Essendon Fields Airport
- **Shopping**
- 100m walk to Bell St Shopping Area
- 4 mins to Coles
- **Surrounding Parks**
- 750m walk to Brearley Reserve
- 4 mins drive to Kevin Thomson Park
- 10 mins drive to Moonee Pond Creek Linear Reserve
- **Medical Centre**
- 10 mins drive to Brunswick Private Hospital



**GROUND FLOOR**



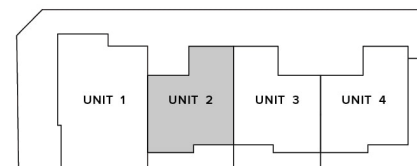
**FIRST FLOOR**



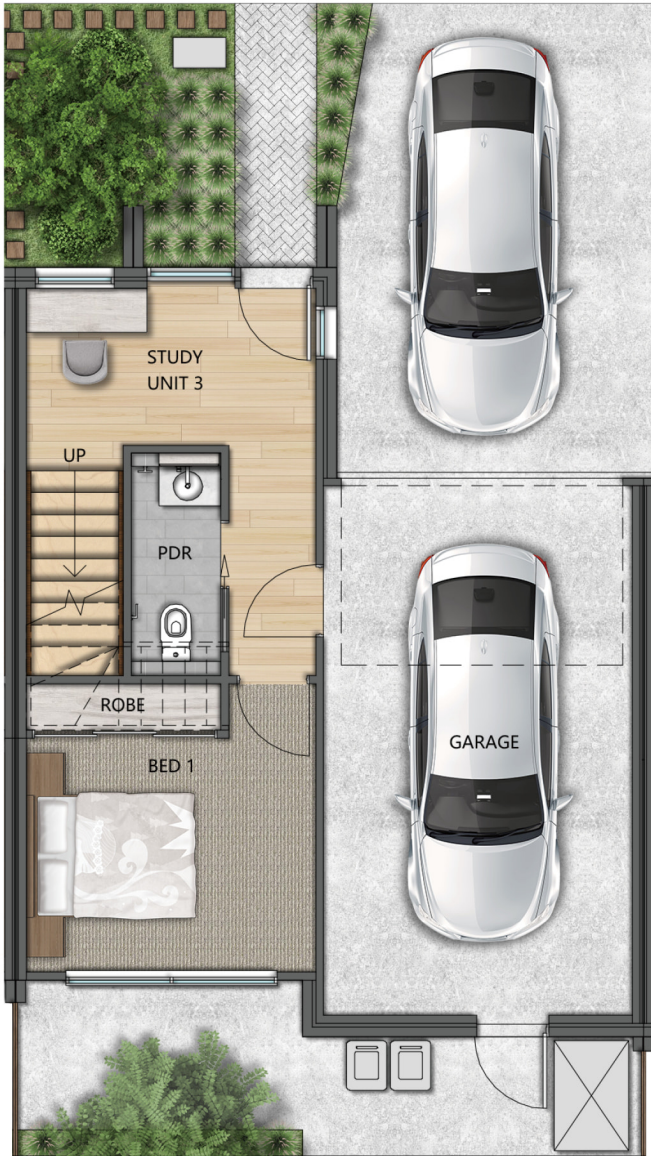
**SECOND FLOOR**

**UNIT 2**  
**12 YORK STREET**  
**PASCOE VALE SOUTH**

	<b>3</b>	<b>2.5</b>	<b>2</b>
GROUND FLOOR	52.19 m <sup>2</sup>	BALCONY + PORCH	9.72 m <sup>2</sup>
FIRST FLOOR	53.67 m <sup>2</sup>	P.O.S	9.30 m <sup>2</sup>
SECOND FLOOR	40.60 m <sup>2</sup>	S.P.O.S	11.79 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>16.8 SQ / 156.19 m<sup>2</sup></b>	<b>TOTAL AREA</b>	<b>177.28 m<sup>2</sup></b>



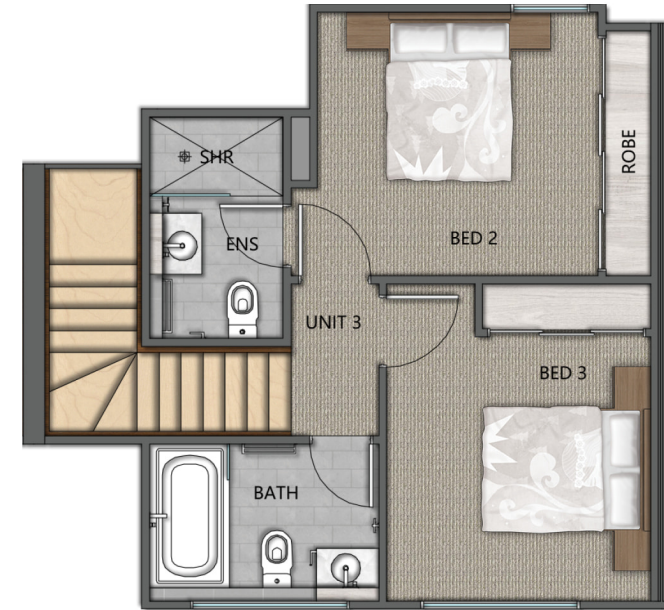
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**GROUND FLOOR**



**FIRST FLOOR**



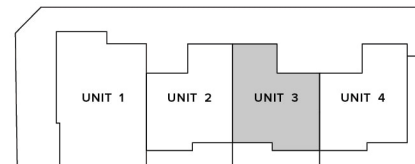
**SECOND FLOOR**

**UNIT 3**

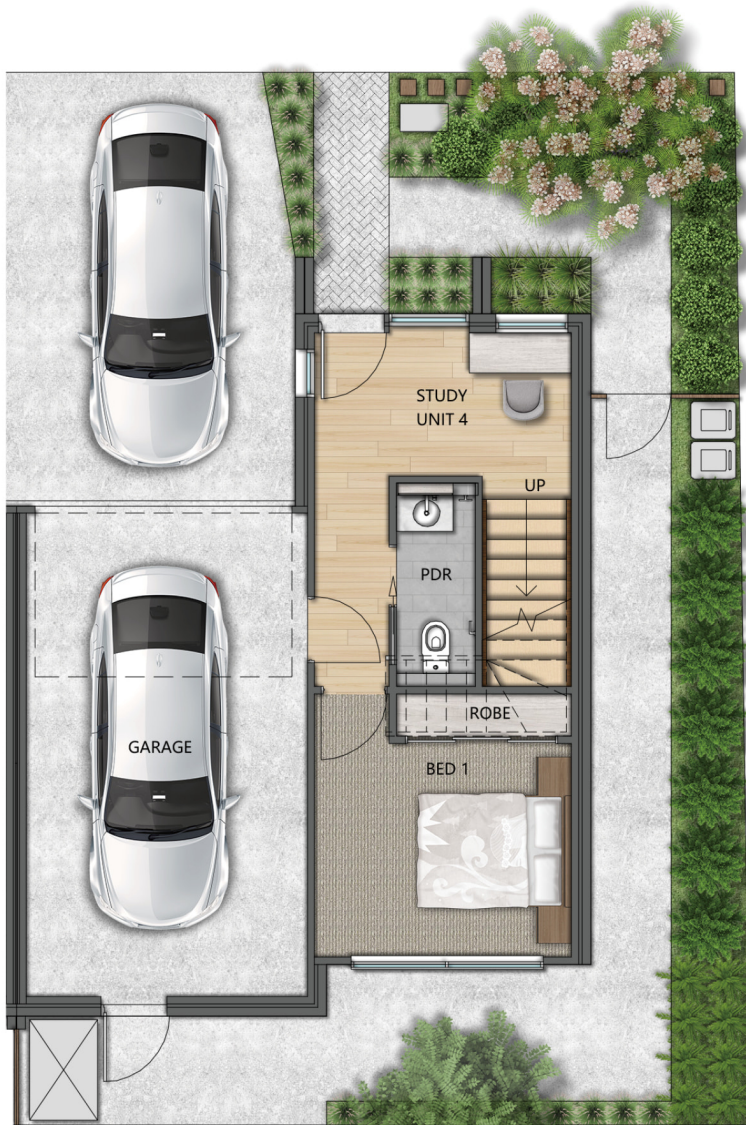
**3** **2.5** **2**

**12 YORK STREET  
PASCOE VALE SOUTH**

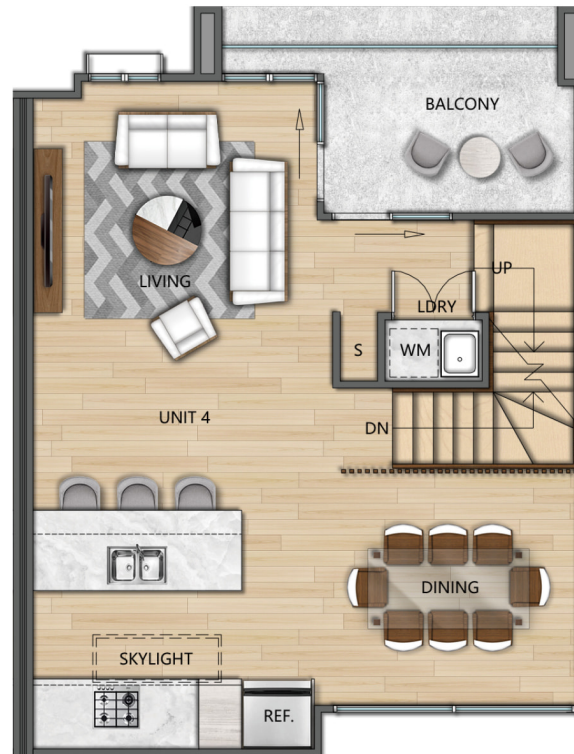
GROUND FLOOR	52.19 m <sup>2</sup>	BALCONY + PORCH	9.72 m <sup>2</sup>
FIRST FLOOR	53.56 m <sup>2</sup>	P.O.S	9.30 m <sup>2</sup>
SECOND FLOOR	40.60 m <sup>2</sup>	S.P.O.S	11.79 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>16.8 SQ / 156.07 m<sup>2</sup></b>	<b>TOTAL AREA</b>	<b>177.16 m<sup>2</sup></b>



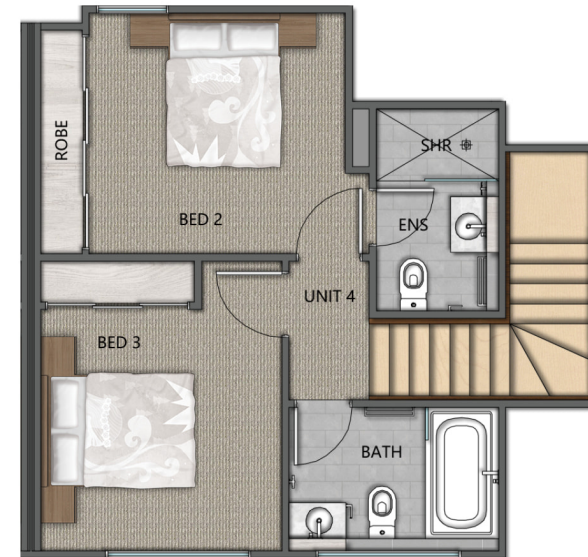
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**GROUND FLOOR**



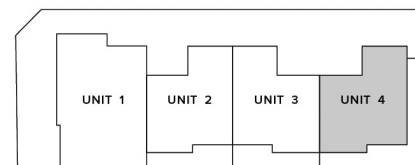
**FIRST FLOOR**



**SECOND FLOOR**

**UNIT 4**  
**12 YORK STREET**  
**PASCOE VALE SOUTH**

	<b>3</b>	<b>2.5</b>	<b>2</b>
GROUND FLOOR	52.18 m <sup>2</sup>	BALCONY + PORCH	9.72 m <sup>2</sup>
FIRST FLOOR	52.96 m <sup>2</sup>	P.O.S	14.85 m <sup>2</sup>
SECOND FLOOR	40.52 m <sup>2</sup>	S.P.O.S	31.11 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>	<b>16.7 SQ / 155.38 m<sup>2</sup></b>	<b>TOTAL AREA</b>	<b>201.34 m<sup>2</sup></b>



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