

## 2 AUDREY STREET, SPRINGVALE, VIC, 3171



# SOLD

### FLAT, LEVEL CORNER ALLOTMENT, FABULOUS OPPORTUNITY TO DEVELOP THIS MULTI-HOME SITE (STCC), RENOVATE OR INVEST

Situated on a level corner allotment and nestled amongst established gardens, this well maintained family home should attract interest from multiple buyer groups including growing families, investors and developers. Located in a popular pocket of Springvale and only a five minute drive to the Springvale shopping/restaurant hub with easy access to Springvale Rise Primary School, Wellington Secondary College and Killester College, to name just a few. Surrounded by sports facilities, parks and parklands, this really is a family friendly area. A cruisy 45 minute drive will get you to the CBD and public transport is a breeze with rail and bus transport options close by.

#### Featuring:

- \* Three spacious bedrooms, the master with built-in robes, bedroom 2 with built-in cupboard
- \* Generous open-plan lounge/dining room
- \* Super-functional Tasmanian Oak kitchen/casual dining area overlooking the rear gardens
- \* Gas cooker, rangehood and Vulcan dishwasher
- \* Family bathroom featuring bath, shower and vanity
- \* Separate WC
- \* Good sized laundry with external access
- \* Double lock-up garage with auto-tilt door
- \* Security window shutters throughout the home
- \* Ducted heating and evaporative cooling systems
- \* Wall-mounted cooling system to bedroom three
- \* Gas heater to the lounge room
- \* Gas hot water system
- \* Two covered entertainment areas to the rear of the home
- \* Gorgeous, fully fenced backyard boasting multiple fruit trees including apples, oranges, figs and many more
- \* Ample storage shedding to the rear of the property

This well presented property presents an exciting opportunity for the renovator, investor or developer (STCC). We look forward to meeting you at our upcoming open-homes. Please feel

3 BED | 1 BATH | 2 CAR

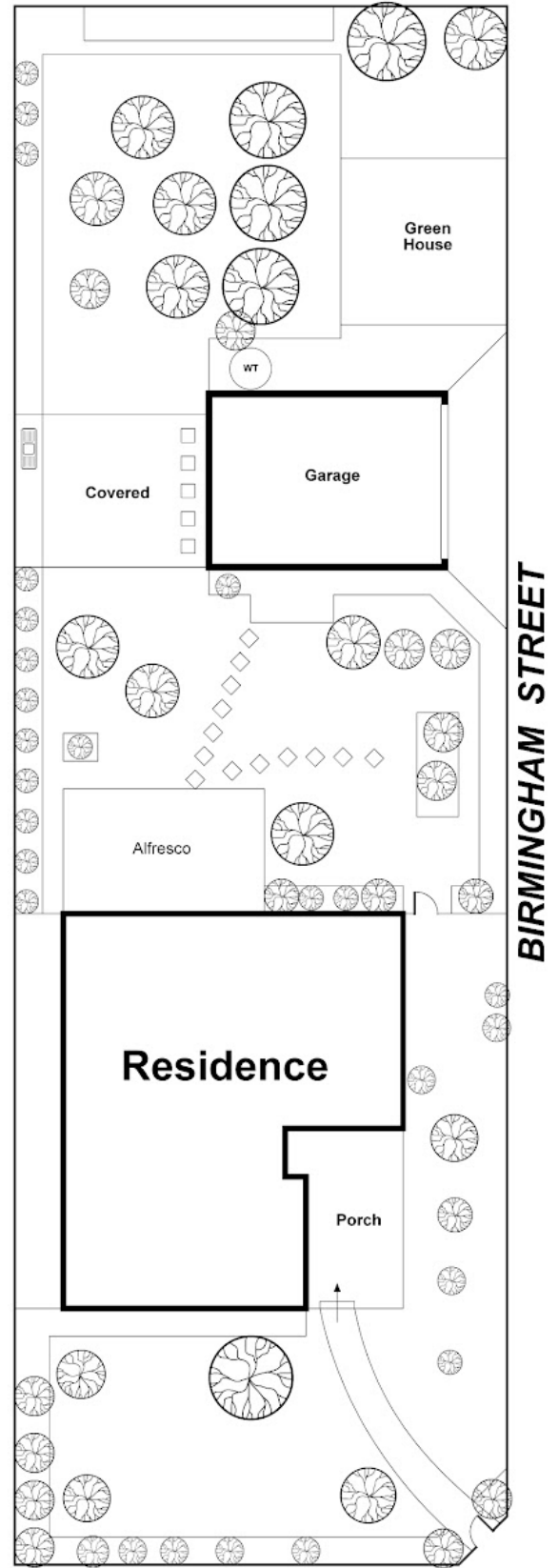
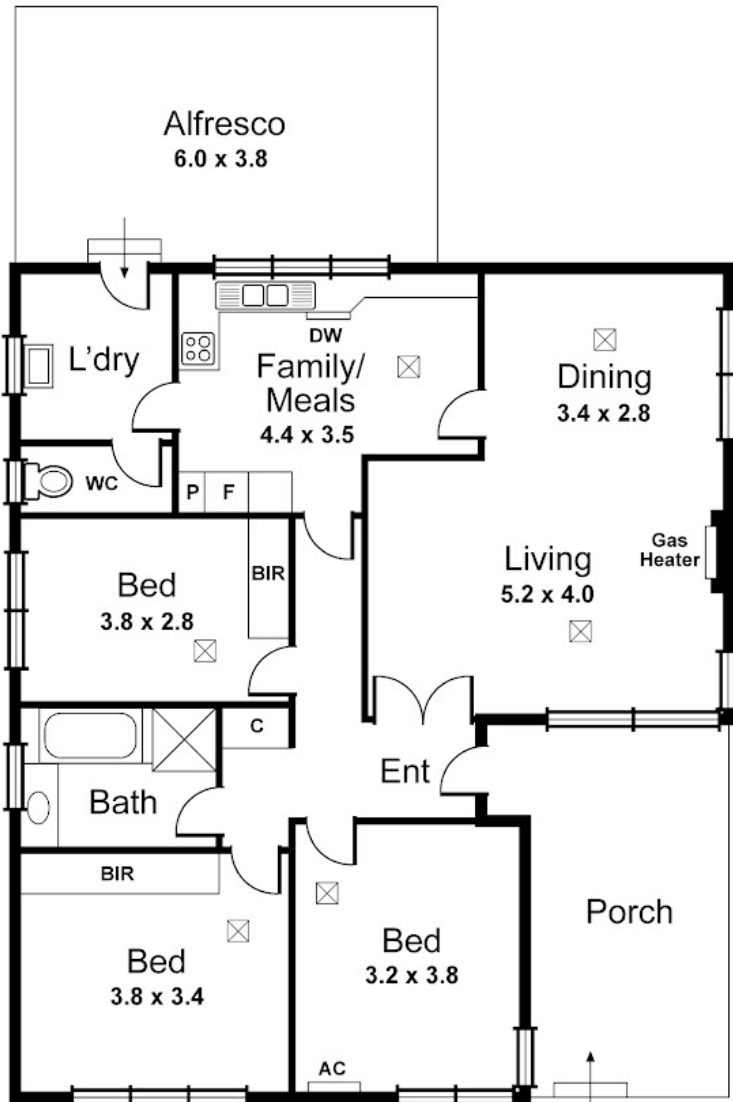
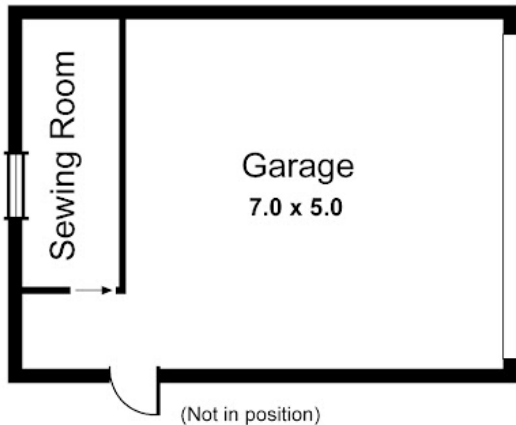
PRICE:  
\$995,000

OPEN FOR INSPECTION:  
N/A

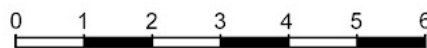


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# 2 Audrey Street, Springvale



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.



Scale in metres approx.