

12 EMERALD DRIVE **SPRINGVALE**



# FOR LEASE

## LUXURIOUS 4-BED, 3 BATHS, 3 TOILETS FAMILY HAVEN WITH SPA & ENTERTAINMENT

Owner & Director of VIET HA SEPG. Viet Ha is proud to present this lovely this townhouse in Springvale

Embrace modern family living in this beautifully appointed 4-bedroom residence, nestled in the heart of multicultural Springvale. Set on a generous 590m<sup>2</sup> block, this home presents an exceptional opportunity for those seeking comfort, convenience, and community.

Step inside to discover a thoughtfully designed interior where comfort meets functionality. The home boasts four well-proportioned bedrooms, all featuring built-in wardrobes, complemented by three modern bathrooms ensuring morning routines run smoothly. The dedicated study provides the perfect setup for working from home or creating a quiet reading nook.

Climate comfort is assured year-round with a comprehensive heating and cooling system including:

- Reverse cycle air conditioning

The interior showcases timeless floorboards throughout, while modern conveniences include:

- Alarm system for peace of mind
- Built-in dishwasher
- Practical workshop space
- Generous storage solutions

Outdoor living is a true highlight of this property, featuring:

- Multiple entertainment areas including a deck
- Private courtyard
- Secure garden shed
- Fully fenced yard perfect for children and pets
- Four-car carport with secure parking

Located just 22km southeast of Melbourne's CBD, Springvale offers excellent connectivity and amenities. The property provides easy access to:

- Springvale Railway Station on the Pakenham/Cranbourne line

4 BED | 3 BATH | 6 CAR

PRICE:  
\$820 PER WEEK

OPEN FOR INSPECTION:  
N/A



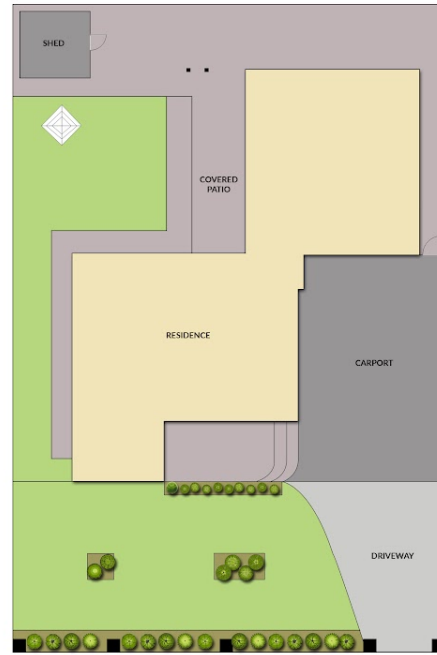
**Viet Ha**  
**0406246384**  
viet@vietha.com.au  
vietha.com.au



12 EMERALD DRIVE, SPRINGVALE, VIC 3171



FLOOR PLAN



SITE PLAN

DISCLAIMER: THIS FLOORPLAN IS ILLUSTRATION PURPOSES ONLY, AND NO WARRANTY IS GIVEN TO ITS ACCURACY, PURCHASERS ARE ADVISED TO CARRY OUT THEIR INVESTIGATION



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.