



# SOLD

## WHERE COMFORT AND LOCATION COME TOGETHER!

Nestled in the heart of Springvale South's most desirable enclaves, this charming four-bedroom family home exudes warmth and character. Flaunting a classic brick veneer façade, this residence is perfectly primed for families seeking comfort, convenience, and a touch of modern living.

Upon entry, you are welcomed by the rich timber flooring that flows effortlessly throughout the home, accentuating the open and inviting atmosphere. Each of the four bedrooms is a haven of relaxation, with the master featuring a double built-in robe (BIR) and a ceiling fan for those balmy summer evenings. Bedroom two mirrors these comforts, while bedrooms three and four provide ample space for the growing family, the latter leading out to an enticing decking area that promises serene outdoor moments.

The heart of the home, the living area, is equipped with a split system and ducted heating, ensuring your comfort across all seasons. The kitchen, a culinary delight, comes complete with gas appliances, dishwasher, and oven, while the adjacent neat laundry adds to the practical layout.

Families will relish the oversized updated bathroom, complete with a tub for soaking away the stresses of the day, complemented by an additional separate toilet for added convenience.

Outside, the property continues to impress with two rear decking areas, perfect for alfresco dining and entertaining amidst the backdrop of a lush garden shed, a thriving veggie garden, and two large water tanks.

With two parking spaces, a garage, and set on a generous 535 square metre plot, this home is not only a tranquil retreat but a functional family hub. The prime location means you're mere moments from excellent schools, leisure facilities at Burden Park, childcare, and shopping options, ensuring your family's every need is catered for within this vibrant community.

Seize the opportunity to make this dream property your own and provide your family with the lifestyle they deserve.

4 BED | 1 BATH | 2 CAR

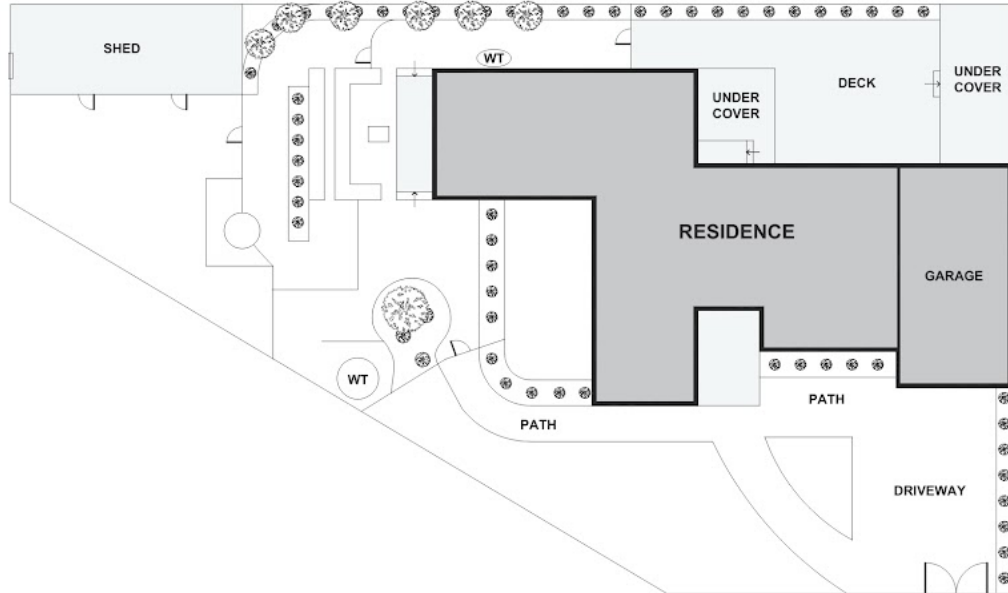
PRICE:  
\$900,000

OPEN FOR INSPECTION:  
N/A



**Bruce Ung**  
**0422353767**  
bruceung@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

# 11 Montana Street, Springvale South



SITE PLAN



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.