

2/61 BALMORAL AVENUE, SPRINGVALE, VIC, 3171



SOLD

MODERN 1BR APT WITH DECK & SECURE PARKING!

Owner & Director of VIET HA Selling Expert Property Group - Viet Ha is proud to present this lovely house, which will appeal to both first-time buyers, investors or own business. This is your chance to own an impeccable, turn-key house in Springvale. Every imaginable inclusion has been considered to guarantee that this home gives an easy and comfortable lifestyle

THE GOOD BITS

Sophisticated apartment living meets urban convenience in this exceptional one-bedroom residence at 2/61 Balmoral Avenue, perfectly positioned in Springvale's vibrant multicultural heart. This thoughtfully designed apartment offers the ideal blend of comfort and lifestyle for first-home buyers, downsizers, or savvy investors seeking a quality addition to their portfolio.

WHAT YOU'LL LOVE

Step inside to discover a well-appointed living space featuring beautiful floorboards throughout, creating warmth and elegance in every corner. The bedroom boasts built-in wardrobes for optimal storage, while the modern study nook provides the perfect workspace for remote work or quiet reading. Climate control is effortless with both air conditioning and gas heating ensuring year-round comfort.

The kitchen impresses with modern conveniences including a dishwasher, making daily living a breeze. Security features include an alarm system for peace of mind, while broadband internet availability keeps you connected to the digital world. The bathroom is well-appointed and functional, complementing the apartment's contemporary design.

Your outdoor sanctuary awaits with multiple entertaining options:

- Private deck perfect for morning coffee or evening relaxation
- Outdoor entertainment area ideal for hosting friends and family
- Tranquil courtyard providing your own green retreat

Additional premium features include secure parking for one vehicle, ensuring your car is protected, plus practical storage sheds for all your belongings. The fully fenced property adds privacy and security to your outdoor spaces.

1 BED | 1 BATH | 1 CAR

PRICE:
\$290,000

OPEN FOR INSPECTION:
N/A



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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.

AND NO WARRANTY IS GIVEN TO ITS ACCURACY, PURCHASERS ARE ADVISED TO CARRY OUT THEIR INVESTIGATION

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