

12A, 12B EMERALD DRIVE, SPRINGVALE, VIC, 3171



FOR SALE

PREMIUM DUAL OCCUPANCY LIVING IN SPRINGVALE | FOUR PRIVATE ENSUITES

*** Construction Commencing Soon ***

Lock in today's price and secure potential capital growth, with an estimated completion date of June 2027

LAST CHANCE FOR STAMP DUTY SAVINGS, MUST BUY TODAY

Don't miss this opportunity to secure one of two exclusive townhouses and take advantage of the Victorian Off-the-Plan Stamp Duty Concession of up to \$46,000–\$50,000. By purchasing off the plan, you may be eligible for significant duty savings. This concession applies to anyone buying an apartment, unit, or townhouse off the plan—not just first home buyers or owner-occupiers. With thresholds removed, the concession is now available for apartments, units, and townhouses of any value

Buy One or Secure Both Townhouses – Flexible Options Available

- Lot 1 (12A): 302 m² land | 269 m² (29 sq) home | 4 bedrooms | 4 bathrooms | 5 toilets | 3 living areas | Single garage + 2 car space + off-street parking
- Lot 2 (12B): 286 m² land | 281 m² (31 sq) home | 4 bedrooms | 4 bathrooms | 5 toilets | 3 living areas | Double garage + 2 car spaces + off-street parking

THE GOOD BITS

This exceptional dual-occupancy opportunity at 12A, 12B Emerald Drive presents two magnificent four-bedroom, four-bathroom, 5 Toilet houses on one generous 590 square metre block in the heart of Springvale. Perfect for extended families, savvy investors, or those seeking a live-in-one, rent-one-out lifestyle, these double-storey homes showcase modern living with thoughtful design and premium features throughout.

WHAT YOU'LL LOVE

Each residence offers spacious interiors with premium timber floorboards, built-in wardrobes, and a dedicated study—perfect for working from home. The well-appointed kitchens include

4 BED | 4 BATH | 2 CAR

PRICE:
\$1,360,000 - \$1,496,000

OPEN FOR INSPECTION:
N/A



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



Dwelling 2

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.