



# FOR SALE

## POTENTIAL FOR SITE-BY-SITE SUBDIVISION (S.T.C.A.)

"This 566 sqm block of land is ideal for development — you can build on a site-by-site basis."

Viet Ha, Owner and Director of VIET HA Selling Expert Property Group, is proud to present this lovely home—perfect for investors or those looking to run their own business. This is your opportunity to own an immaculate, turn-key property in Springvale, where every detail has been thoughtfully designed to offer a seamless and comfortable lifestyle.

### THE GOOD BITS

Step into a world of luxury and comfort at this exceptional three-bedroom home on Ellen Street, where modern living meets practical design in one of Springvale's most sought-after locations. This beautifully appointed residence offers the perfect blend of indoor sophistication and outdoor entertainment, making it an ideal choice for families seeking space, style, and convenience.

### WHAT YOU'LL LOVE

The heart of this home features a spacious lounge room complemented by elegant floorboards that flow throughout the property, creating a warm and inviting atmosphere. Built-in wardrobes in the bedrooms maximise storage while maintaining clean lines, and the dedicated study provides the perfect space for working from home or children's homework. The master bedroom boasts an ensuite, offering privacy and convenience for busy families.

- Two well-appointed bathrooms including ensuite
- Secure parking for two vehicles in the double garage
- Ducted cooling and hydronic heating for year-round comfort
- Modern conveniences including dishwasher and broadband internet availability
- Workshop and additional storage sheds for the hobbyist or tradesperson

The outdoor entertainment possibilities are truly impressive, featuring a combination of deck, courtyard, and dedicated entertainment areas that cater to every occasion. Whether you're hosting intimate family gatherings or larger celebrations, the fully fenced 566 square metre block provides both security and privacy. The tennis court adds a touch of luxury, offering endless recreation opportunities right at your doorstep.

**3 BED | 2 BATH | 2 CAR**

### PRICE:

\$1,000,000 - \$1,100,000

### OPEN FOR INSPECTION:

N/A



**Viet Ha**

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# 46 ELLEN ST, SPRINGVALE, VIC 3171



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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