

# FOR SALE

## UNDER OFFER! RENOVATED 2BR APARTMENT, 260M WALK TO SPRINGVALE TRAIN STATION

Under Offer! Step into convenient apartment living at its finest with this exceptional 2-bedroom, 1-bathroom residence in the heart of vibrant Springvale. Perfectly positioned at 9/1a Virginia Street, this contemporary apartment offers an ideal blend of comfort, convenience, and cultural richness that makes Springvale one of Melbourne's most sought-after multicultural hubs.

Both bedrooms feature brand new carpet and built-in wardrobes, providing ample storage while maintaining clean, uncluttered lines throughout—New Laundry and bathroom with floor-to-ceiling tiles. The open-plan living area, featuring new floorboards, flows seamlessly to a private balcony, creating the perfect space for morning coffee or evening relaxation while enjoying views over this dynamic neighbourhood.

Climate control is effortless year-round with 2 split-system air conditioning units, ensuring optimal comfort regardless of Melbourne's changing seasons. The apartment's modern conveniences extend to a secure intercom system, providing peace of mind and controlled access for residents and their guests.

- Secure parking space included for hassle-free city living
- Private balcony perfect for outdoor entertaining
- Built-in wardrobes in both bedrooms maximise storage
- 2 Split system air conditioners
- Secure intercom entry system

Located in one of Australia's most culturally diverse suburbs, you'll be immersed in an incredible array of authentic Vietnamese restaurants, bustling markets, and specialty shops that have made Springvale a destination in its own right. The famous Vietnamese food scene offers everything from traditional pho to modern fusion cuisine, all within walking distance of your front door.

Transportation couldn't be more convenient with Springvale Railway Station 260m away, providing direct access to Melbourne's CBD via the Pakenham/Cranbourne line. Multiple bus routes, including the SmartBus network, connect you effortlessly to Dandenong, Glen Waverley, and beyond. The Monash Freeway access via Ferntree Gully Road makes commuting by car

2 BED | 1 BATH | 1 CAR

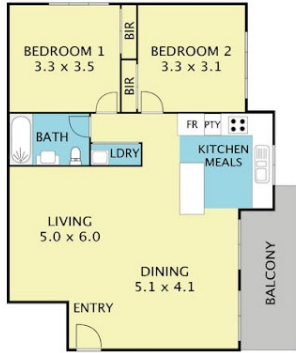
PRICE:  
\$395,000

OPEN FOR INSPECTION:  
N/A



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SECURE ALLOCATED  
CARPARK



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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.