6 ERICA STREET, SPRINGVALE, VIC, 3171









SOLD

RENOVATED HOME IN PRIME SPRINGVALE LOCATION | NO BODY CORPORATE

THE GOOD BITS
Ideal for First Home Buyers, Investors, or Business Owners
Step into a world of comfort and convenience at this beautifully appointed 2-bedroom house on Erica Street, perfectly positioned in the heart of multicultural Springvale. This charming residence combines modern living with practical features, making it an ideal choice for first home buyers, downsizers, or savvy investors seeking a property in one of Melbourne's most culturally diverse and well-connected suburbs.

WHAT YOU'LL LOVE
The home welcomes you with elegant floorboards that flow throughout the living spaces, creating a warm and inviting atmosphere. Bedrooms feature built-in wardrobes for excellent storage solutions, while the separate study provides the perfect space for working from home or pursuing hobbies. The single bathroom is well-appointed and centrally located for maximum convenience.

Three multi-head Mitsubishi Electric air conditioning systems ensure year-round comfort, keeping you cool during Melbourne's warmer months and warm throughout winter. The modern kitchen is equipped with a dishwasher, making meal preparation and clean-up effortless. Security is paramount, with an installed alarm system providing peace of mind for you and your family.

+ Remote garage for secure vehicle accommodation
+ Fully fenced 179 m² block ensuring complete privacy
+ Multiple outdoor entertaining areas, including a deck and designated entertainment space
+ Secure parking with additional storage sheds
+ Charming courtyard, perfect for relaxation or small gatherings
+ EV charger installed and ready to use
+ CCTV system around the property with mobile phone access and voice control
+ Site cost allowance – minimum 7.5-Star Energy Rating
+ 6 kW solar PV system installed
+ Quality engineered timber floor coverings throughout

2 BED | 2 BATH | 2 CAR

PRICE:
$748,000

OPEN FOR INSPECTION:
N/A



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



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.

DISCLAIMER

PLANS SHOWN ARE MARKETING PURPOSE ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCECPTED. INTRESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

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@realty