# 65 & 67 BURDEN STREET, SPRINGVALE, VIC, 3171













# FOR SALE

## RARE OPPORTUNITY – 2 ADJOINING CORNER BLOCKS | 1,273M²

OFFERED AT: $1.95M (BOTH PROPERTIES TO BE SOLD TOGETHER)

A rare chance to secure a substantial corner landholding in the heart of Springvale's high-growth corridor.

Positioned on a prominent corner allotment, 65 & 67 Burden Street offer exceptional scale, flexibility, and long-term upside. With a combined land area of approximately 1,273m², this premium site presents a standout opportunity for developers & builders seeking their next project (STCA).

The site is ideally suited for a variety of redevelopment outcomes including townhouses, multi-unit dwellings, or a high-quality residential project (STCA). Opportunities of this size, configuration, and location are increasingly rare in such a tightly held and in-demand suburb.

Whether your strategy is to develop immediately or land bank for future growth, this property delivers strong fundamentals and outstanding potential.

KEY PROPERTY HIGHLIGHTS
- Two adjoining properties to be sold together
- Total land size approx. 1,273m² (667m² + 606m²)
- Prominent corner position with excellent exposure
- Suited for townhouse / multi-unit development (STCA)
- Strong growth location with ongoing demand
- Ideal knock-down and rebuild opportunity
- Offered at $1.95M for both properties

PRIME SPRINGVALE LOCATION
Enjoy the convenience and lifestyle Springvale is known for, with everything close by including:
- Springvale Railway Station
- Multiple bus connections
- Springvale Rise Primary School
- St Joseph's Primary School

## 6 BED | 2 BATH | 2 CAR

PRICE:
$1,950,000

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.

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