

**1 Lucian Avenue, Springvale, Vic 3171**

**Unit For Sale**

Saturday, 13 April 2024

**1 Lucian Avenue, Springvale, Vic 3171**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ricky Nguyen  
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**Private Sale \$580,000 - \$620,000**

An exceptional offering of comfort and convenience, this double storey townhouse ticks the boxes for first home buyers and investors alike. Light-filled and inviting, the home delivers everyday ease with open plan living, two bedrooms, and one bathroom, along with a private north-facing courtyard. Desirably placed within walking distance of Springvale Central, this prized address is just moments from an array of amenities, making it an ideal choice for today's discerning buyers. Arranged over two zoned levels, the layout comprises ground floor open plan living and dining, complemented by a well-appointed kitchen with ample storage and bench space. Further functional ease is offered by a good-sized laundry with an adjoining water closet. Upstairs, find two bedrooms fitted with built-in robes, serviced by a shared bathroom and a separate water closet. Notably, the master bedroom is well-proportioned and boasts its own tranquil balcony. The home features heating and cooling, an easy-care courtyard, and a single lock-up garage. Positioned in a highly sought-after pocket, walking distance to Warner Reserve, local shops, and eateries, Coles Supermarket, Springvale Central, Springvale Station, buses, Springvale Rise Primary School, and Minaret College. Situated near St. John Vianney's Primary School, Wellington Secondary College, Waverley Gardens Shopping Centre, Springvale Homemaker Centre, M-City Shopping Centre, and Monash University, with easy access to transport links including Princes Hwy and the M1 Fwy.