

**10 Wales Street, Springvale, Vic 3171**

**House For Sale**

Tuesday, 6 February 2024

10 Wales Street, Springvale, Vic 3171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 697 m2**

**Type: House**



Johnny Nguyen  
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**\$800,000 - \$880,000**

Advantageously placed on a generous 697m<sup>2</sup> block (approx.), this classic abode promises comfort for today and opportunity for tomorrow, ticking the boxes for value, potential, and location. Presented as a three bedroom, one bathroom residence, it boasts spacious living and outdoor entertaining ease, offering buyers the option to either move in as is, renovate and modernise, knock down and rebuild, or to subdivide and redevelop (STCA). Steps away from an array of amenities including Springvale Central and train station. Welcoming and full of warmth, the home is set back behind a well-manicured front garden and delightfully framed by a charming verandah. Step inside and find a light-filled interior comprising a formal entry flowing through to a spacious living area, further complemented by a timber kitchen appointed with quality appliances and ample storage. There are three good sized bedrooms (two with built in robes), comfortably serviced by a floor-to-ceiling tiled bathroom, powder room, and a fully tiled laundry with external access. Additional features include ducted heating, air conditioning, roller shutters throughout, a covered outdoor entertaining area, large back yard, garden shed, an extended driveway, and a lock-up garage. Brilliantly located within walking distance of Springvale Central shops, markets and eateries, medical clinics, Springvale Station and buses, Warner Reserve, and Springvale Rise Primary School. Situated near Wellington Secondary College, Monash University, and Waverley Gardens Shopping Centre, with easy access to Princes Hwy, M1 Fwy, and Eastlink.