

**22/99A Athol Road, Springvale South, VIC, 3172**

**Sold Unit**

Friday, 20 January 2023

22/99A Athol Road, Springvale South, VIC, 3172

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**

## THE BRIEF: Peaceful boutique complex location

### ITS ADDRESSED

Attention investors and first home buyers, this is a brilliant opportunity that will not last long at all. This easy-maintenance two-bedroom villa presents exceptionally with a few notable internal upgrades and a strong red brick veneer facade framed by lush shrubs and landscaping. It's within easy walking distance of schools and shops and is just metres from two bus routes. A single lock-up garage provides secure off-street parking.

A big tick on many buyers' lists would be the inclusion of ducted heating and evaporative cooling, coupled with recently added luxe timber laminate flooring throughout. Windows are double-glazed for ultimate energy efficiency, and LED downlights add to the modern appeal. Outdoors, a generous entertaining deck is protected by an awning and looks over into a private wrap-around courtyard with recently installed 1900mm high fences.

The kitchen is sunny and fresh, with natural light beaming through a large awning window with timber architraves. 40mm rounded edge laminate countertops run the perimeter, adorned by an ornately tiled splash back. Home chefs will love the wall-mounted electric oven and 600mm gas burner cooktop. The pantry and cabinet storage is plentiful.

Two well-sized bedrooms boast loads of built-in robe storage and are serviced by a completely renovated bathroom that vaunts a deluxe oversized fully-frameless shower, gorgeous porcelain floor and wall tiles, feature mirror lighting and a ceramic top vanity unit. A separate powder room is available for guests and includes a bidet washer.

Enjoying a quiet estate position, this home is right next to the bus stop for the 813 and 979 routes and just down the road from Athol Road Primary School and Athol Road Shopping Centre. Parks and sporting facilities are also in plenitudes.

This home is well presented and is a great opportunity for first-home buyers and investors. Contact us for a private inspection today!

### Property Specifications

\*[?] Two bedrooms, traditional living and dining layout, entertaining deck and private courtyard

\*[?] Ducted heating, evaporative cooling, timber laminate flooring, LEDs, ceiling fans

\*[?] Single lock-up garage and was-maintenance landscaping

\*[?] Close to public transport, schools, shops and parks

For more Real Estate in Springvale South contact your Area Specialist.

Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.