

3&10/2-6 Kelvin Grove, Springvale, Vic 3171



Unit For Sale

Saturday, 11 May 2024

3&10/2-6 Kelvin Grove, Springvale, Vic 3171

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Ben Dang

0401039266

\$285,000 - \$310,000

Embrace on a lifestyle of effortless living with this limited collection of two separate units nestled within the convenience locale complex of Springvale. Each residence offers:

- An open-plan kitchen (gas cooktop), dining and living.
- One bedroom with built-in robes and air-conditioning.
- A central bathroom with laundry space plus separate toilet.

Whether you're opting for one or two units, each acquisition promises a substantial return on investment.

- Unit 3: Ground Floor, 1 Bed, 1 Bath and 1 Car space.
- Unit 10: Second Floor, 1 Bed, 1 Bath and 1 Car space.

Expect over 5% of potential rental yield, perfect for first-time investors or homebuyers. This complex earns major points for walkability with everything Springvale has to offer right at your doorstep. Positioned just a short walk to Springvale train station and central shops, markets, restaurants and schools. Both units are presented well and ready to be moved in, the units are spacious and surrounded with natural lighting, a modern kitchen with ample storage and bench space. The contemporary bathroom offers a shower, vanity unit, laundry space and separate toilet. There is communal off-street parking ensuring convenience to the property and a carport on title. The location provides an easy commute for work and walkability to the vibrant Springvale hubs which means you may not need to own a car. From the front entrance there's a security screen door that provides privacy and extra protection. Arrange an inspection to capitalise on this exceptional real estate opportunity! Photo I.D. required at all inspections. **DISCLAIMER:** The measurements provided of the land and / or property may not be 100% accurate. In order to satisfy yourself of the exact dimensions of the property / land / or of each room, we advise you to conduct your own measurements and / or engage the services of a licensed surveyor. Responsibility for any omissions or errors contained herein is expressly denied. Please be advised that some images included in our marketing materials feature digital enhancement/virtual staging techniques designed to illustrate the property's potential appearance; these alterations are solely for visualization purposes.