

# 40 Stephenson Street, Springvale, Vic 3171

BABET BROTHERS

## Sold House

Thursday, 21 March 2024

40 Stephenson Street, Springvale, Vic 3171

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 564 m2

Type: House



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**\$855,000**

Please follow us on Facebook, YouTube, and Instagram for regular fresh content search "Babet Brothers Real Estate". Ladies and Gentlemen, we have something very special for you today! 40 Stephenson Street, Springvale Separated House/Unit Arrangement on Big Block Front home can rent for approx. \$2188 Per Month and back unit can rent for approx. \$1988 Per Month, opportunities like this do not become available very often! Falling within the catchment area for Springvale Rise Primary School and Westall Secondary College, this North-facing home is well-positioned for access to education. Sitting on a 583sqm block around the corner from Minaret College and nearby reserves, the location provides plenty of areas for the kids to enjoy. A short walk leads to nearby bus stops, while the nearby Springvale Station and local shops are only a quick drive away. This property encompasses a main house plus a self-contained unit, offering a versatile living arrangement. The main house boasts a traditional weatherboard façade, an expansive concrete front area with abundant off-street parking and an oversized tandem carport secured by a vehicle gate. Garden beds line the space and the portico leads into a classical abode enjoying high ceilings and curtains/blinds throughout. The living room features original carpets, a ceiling fan and a gas heater for extra comfort, while the kitchen is equipped with vinyl flooring, a gas oven and gas burner cooktop for meals. A well-protected pergola area extends out to the yard areas and the separate unit. The self-contained unit features a white painted weatherboard exterior and steps up to the entryway. Inside, updated carpet and blinds provide a more modern feel, with the open kitchen, meals and living area providing a comfortable space to relax. A gas heater and wall air conditioning unit ensure temperature is easily manageable, and bay windows fill the unit with light. The main house has two well-sized bedrooms, with the master bedroom benefiting from built-in robes and a ceiling fan. The bathroom vaunts an original finish white vanity, accessibility handles and a tiled hob bathtub. The unit also has two bedrooms, both with built-in robes. The master bedroom enjoys access to the bathroom which is equipped with a laminate top vanity and a fully-framed shower. Offering a large block size with versatile living arrangements, this home is well-suited for a variety of homeowners or investors. A quiet locale with easy access to nearby amenities add to the street appeal of the home. Contact us now to arrange a priority inspection! Property Specifications: North-facing dual living arrangement with main house and self-contained unit Totalling four bedrooms, two bathrooms with original finishes throughout Concrete areas provide abundant parking, low maintenance yards Extensive tandem carport with extra shed and garage for storage Heaters, air conditioning, curtains and blinds throughout Close to parks, schools, shops and public transport This home will not be on the market for long and will be sold very quickly. Contact us today to organise an inspection! Contact Matt Babet on 0401 861 185 Note: Although all care has been taken in preparing this advertisement some information has been provided by third parties, therefore no responsibility is accepted for any inaccuracies.