

46 Quarter Circuit, Springvale, Vic 3171

AREA SPECIALIST

Townhouse For Sale

Sunday, 10 March 2024

46 Quarter Circuit, Springvale, Vic 3171

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 168 m2

Type: Townhouse



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Private Sale \$795,000 - \$869,000

Its Addressed: Situated in the heart of Springvale, this three-storey home offers a tranquil retreat while still being conveniently located near essential amenities. Within the catchment area of Keysborough Secondary College and a short distance from Springvale Rise Primary School, education is easily accessible. Springvale Town Hall and Springvale Library are a stone's throw away, while homeowners will appreciate the proximity to Sandown Park Station, local shops and bus services. Furthermore, South Eastern Private Hospital and the Eastlink freeway are only a short drive away. The home impresses with its brick-veneer façade complemented by modern weatherboard cladding on the upper levels. A low-maintenance courtyard welcomes you at the front, while a double lock-up garage with durable epoxy flooring ensures ample parking. A secure front fence, Invisi-Gard 316 security door in the portico and an alarm system add peace of mind, while additional visitor parking out front is available for guests. A versatile space on the ground floor decorated with vintage lights, artificial flowers and leaves presents a relaxing first impression. Upstairs, an open-plan layout integrating the kitchen, meals and family area provides a spacious common area for socialising. A study nook gives homeowners a dedicated space for work or study, while double glass sliding doors lead to a balcony with glass balustrades offering great views of Springvale parkland. Floating floorboards, high ceilings and LED downlights create a contemporary ambiance, complemented by double-layered white sheer curtains. Plenty of natural light floods the living spaces from the West, while ducted heating and split-system air conditioning in the bedrooms and living room ensure comfort year-round. The kitchen boasts a breakfast bar, 40mm stone benchtops and glossy timber laminate cabinetry, alongside modern appliances including a gas burner cooktop, 600mm oven, dishwasher and a double bowl overmount sink with veggie-spray mixer tapware. On the top floor, four carpeted bedrooms with built-in robes offer comfortable retreats. Two bedrooms enjoy the added luxury of an ensuite. The bathrooms feature modern stone-top vanities and semi-frameless showers, with the main bathroom also enjoying a tiled hob bathtub. Contact Art on 0403 571 245 today for a priority inspection. There is an Art to buying. Property specifications • Modern family home within minutes from Springvale town centre • Open plan layout with plenty of space for family gatherings • Four carpeted bedrooms with built-in robes, two with ensuites • Split-system air conditioning, ducted heating and double layer sheer curtains for comfort • Close to schools, community facilities, shops, public transport and the Eastlink freeway • Solar hot water service • Rain water for toilet and garden For more Real Estate in Springvale, contact your Area Specialist – Art Sudharm 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.