

# 6 Springfield Road, Springvale South, Vic 3172



## House For Sale

Wednesday, 28 February 2024

6 Springfield Road, Springvale South, Vic 3172

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 535 m2

Type: House



Tim Sticklely



Ben Dang  
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**\$750,000 - \$825,000**

That's correct – right from the front curb to the rear fence this property is presented with pride. Clean, neat, trim and terrific it is ready to enjoy from the day you settle. With well-manicured grounds behind secure entry gates the home sits peacefully. Step onto the property and up along the entry ramp to the front door – ideal for the elderly with no stairs to climb. Upon arrival you are welcomed into the large formal entry foyer which provides aspect to all zones of the home. Off the entry foyer to the front of the home you will find the three bedrooms, the master with a split system air conditioner, built-in robes and glistening floating floorboards. Sitting alongside and easily accessible to all bedrooms is the newly renovated bathroom, fully tiled with a frameless shower screen. Once again, well designed and implemented to allow for the elderly to be able to utilize with convenience and ease. Immediately off the entry is the lounge, which is a brilliant space, with attractive floating floorboards and large windows providing plenty of natural light and vision to both the front and rear yards. Just behind the formal living you will find the meals area and adjoining kitchen which has been modernized in years gone by. With plenty of cupboard space, gas cooking, wall oven and a double sink that sits below the window, which provides vision to the rear yard, enabling parents to have a watchful eye on children as they play during meal preparation times. The backyard provides a great place to live and play and has some fruit trees and an olive tree that give a great burst of supply annually. There is a huge list of extras that come with this home including ducted heating, and two air conditioners, a ducted vacuum system, security cameras and roller shutters all around the home, the lounge and master bedroom shutters both are electric. The double garage and adjoining workshop provide plenty of space to park the cars and store your belongings. Situated in a quiet pocket of Springvale South with Spring Valley Kinder, Spring Valley Primary School and childcare facilities just around the corner, as well as Aldi nearby on Heatherton Rd, within close proximity to bus stops/transport, making it great for the young family. All in all, a very appealing destination, and presented this well it is a home not to be missed! Terms: 10% deposit, balance: 30-60 days **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.