

**1 Spring Road, Springvale South, VIC, 3172**

**buxton**

**House For Sale**

Wednesday, 14 August 2024

1 Spring Road, Springvale South, VIC, 3172

Bedrooms: 5

Bathrooms: 2

Parkings: 5

Type: House

## High Profile Mixed Use Premises

Situated on a prominent corner, this rare and very versatile opportunity presents both commercial and residential options for anyone hunting for the perfect site for their business venture or to achieve a fabulous live-in work-life balance.

Occupying 519 sqm with a sundrenched 32.3m (measurements approx) frontage, the property is currently established as a music school. Featuring an entrance foyer and light-filled reception/waiting room, there are also multiple lesson rooms (potential living areas or bedrooms) across the two levels. A kitchen downstairs and bathroom facilities both upstairs and down are also offered together with ducted heating, air-conditioners and substantial on-site parking.

In sparkling condition with crisp white paint and contemporary carpet, this hard-to-find premises is ready to accommodate your specific needs. Whether you continue in the same vein as it is currently utilised or consider an alternate purpose such as professional services, well-being or healthcare, this sun-filled setting has the potential to adapt (STCA).

Positioned steps to bus stops and close to Springvale Plaza shopping centre, there are also eateries nearby and beautiful Burden Park just a short stroll away. And getting here is easy thanks to proximity to major arterials including the Dingley Bypass and Springvale Road.