

**2 Burrapike Avenue, Springvale, Vic 3171**



**House For Sale**

Friday, 5 July 2024

2 Burrapike Avenue, Springvale, Vic 3171

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



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## Online Auction \$650,000 - \$715,000

Online Auction Thursday 25th July @ 6pm. For auction registration and link to view, contact Jason Yan 0422 363 452. Unlock the potential of this expansive 585m<sup>2</sup> (approx.) flat, rectangular block with a generous 19-metre frontage. This north-facing site offers endless possibilities for development, making it the perfect canvas for your next venture. Whether you envision a multi-unit redevelopment (STCA) or dream of building your ideal home, this property provides the perfect foundation. Currently, a charming 2-bedroom cottage occupies the site, offering rental income potential while you plan your project. The home itself is in fair condition and features a massive living area with large picture windows that flood the space with natural light. The warm carpets and gas heater create a cosy atmosphere, perfect for relaxation. Two oversized bedrooms provide ample space and versatility, while the central bathroom includes a vanity, bathtub, standing shower, and separate toilet. One of the standout features of this property is the 1950s vintage kitchen, which is in excellent condition. With plenty of cupboard space, a spacious pantry, and a gas upright cooker with an oven and grill, this kitchen is perfect for those who love to cook and entertain. The separate laundry room provides access to the large open backyard, ideal for kids and pets to spread out and enjoy. Buyers will appreciate the close proximity to Springvale town centre amenities, including restaurants, cafes, parks, and playgrounds. Heatherhill Primary School, Killester College, and Sandown Park Train Station are all within walking distance, making this location highly desirable. With plenty of potential for customisation and renovation, this property is perfect for entry-level Springvale buyers looking to secure a foothold in the property market. The generous 585m<sup>2</sup> block offers a bright future with the potential for townhouse redevelopment or a brand new home site (STCA).