

31 Burden Street, Springvale, Vic 3171

House For Sale

Wednesday, 26 June 2024



31 Burden Street, Springvale, Vic 3171

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 604 m2

Type: House



Chee-ky Dunlop
0387691888



Ben Dang
0401039266

\$680,000 - \$748,000

Sale by Set Date: Tuesday 30th July at 5pm (unless sold prior) Imagine a home that opens directly onto the expanses of Glendale Reserve Playground - giving you a vast, maintenance-free backyard that's all yours to enjoy. Sitting pretty on an approximate 604 square metre allotment, this single-level home does just that, blending everyday comfort with exciting possibilities. The interior provides a living room with heater and split-system air conditioner, a dining room leading into a fully equipped kitchen and three bedrooms - two with built-in robes, served by two bathrooms. Completing the features are laundry facilities and a versatile garage that doubles as a workshop. The substantial rear garden not only provides a wonderful space for outdoor family activities but also holds potential for savvy investors or extended families. Thanks to revised regulations in Victoria, you can explore building a self-contained unit up to 60 square metres on the property without a planning permit, needing only a building permit, ideal for keeping relatives close or giving teens their own independence. Alternatively, the size of the block may allow for subdivision or even the development of new homes (STCA). Perfectly positioned for family life, it falls within the zones for Westall Primary School and Secondary College and is also conveniently close to Minaret College, Springvale Station, shopping centres, Monash University, and the Monash Freeway. Whether you're drawn to the development potential, the practical layout, or the unbeatable location next to the park, this home is ready to start its next chapter with you. Move in and enjoy, or plan for future projects - either way, it offers a unique and promising opportunity that's hard to pass up. Photo I.D. required at all inspections. **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. Please be advised that some images included in our marketing materials feature digital enhancement/virtual staging techniques designed to illustrate the property's potential appearance; these alterations are solely for visualization purposes.