

**38 Virginia St, Springvale, VIC, 3171**

**House For Sale**

Tuesday, 1 October 2024



**38 Virginia St, Springvale, VIC, 3171**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Johnny Nguyen

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## **INCREDIBLE VALUE WITH ENDLESS REDEVELOPMENT POTENTIAL!**

Perfectly positioned just steps from Springvale Central's vibrant shops and eateries, this humble abode offers incredible value and endless potential. Set on a generous 699m<sup>2</sup> block (approx.), it presents a multitude of options, including renovation, a complete knockdown and rebuild, or a multi-site residential development (STCA). It is undoubtedly an ideal investment for those seeking a prime location, lifestyle benefits, and long-term growth.

The current layout features a formal living area, an updated kitchen with space for meals, a light-filled sunroom that could double as a study, three spacious bedrooms, a modern bathroom, an additional separate water closet, and a large laundry. Further highlights include timber flooring, decorative cornices and plasterwork, heating, air conditioning, and a lock-up garage.

With unbeatable proximity, this prized address is just a short walk to Springvale Central, Warner Reserve, Springvale Rise Primary School, Springvale Station, and the local bus network. Other nearby amenities include St John Vianney's Primary, Minaret College, Westall Secondary College, Springvale Homemaker Centre, M-City Shopping Centre, and Monash University, with easy access to Princes Highway, M1 Freeway, and Eastlink.

This is a fantastic opportunity to secure a prime piece of real estate in a highly sought-after location. Enquire today to explore the endless possibilities!