

**1/42 Balmoral Avenue, Springvale, Vic 3171**

leyton

**Unit For Sale**

Sunday, 23 June 2024

1/42 Balmoral Avenue, Springvale, Vic 3171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 213 m2**

**Type: Unit**



Thu Le

0395470345

## AUCTION | \$620,000-\$680,000

This private, secure, front-facing 2-bedroom villa unit with a home office is a true gem, ideal for first-time buyers, downsizers, savvy investors, or those looking to run a home-based business. It boasts a prime location, just a short walk from the vibrant and bustling Springvale Shopping Centre, multicultural restaurants, medical centres, clinics, churches, temples, the train station, schools, parks, and easy access to major roads. As you enter, you'll be welcomed into a lounge that seamlessly flows into the dining area and adjacent kitchen. Featuring: \* Light-filled, spacious lounge room with a cathedral ceiling, adjoining dining, kitchen and meals area. \* 2 large bedrooms with BIRs plus a study room. \* Third bedroom with BIR/Home Office: A dedicated space ideal for remote work, study, or a creative studio. \* All gas appliances, ducted heating, split A/C system, freshly painted, sliding gate, and terracotta tiles. \* Central bathroom with separate toilet. \* Separate driveway with space for 2-3 cars in the front yard, plus ample street parking. \* Land size approximately 225 sqm. \* In-active Body Corp. Discover this exceptional front villa unit located in the desirable Springvale Central area. Whether you seek a residence with effortless access to city amenities or a space perfect for harmonizing your lifestyle and work, this property delivers everything you desire. Picture starting your day with a leisurely walk to Springvale Shopping Centre for coffee with friends. It's an opportunity not to be missed. Contact Thu Le now to arrange a viewing! Terms: 10% deposit Balance: 30/60 days Photo ID required for all inspections