

22/48-52 Ellen Street, Springvale, Vic 3171



Unit For Sale

Tuesday, 14 November 2023

22/48-52 Ellen Street, Springvale, Vic 3171

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 279 m2

Type: Unit



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Auction \$500,000-\$550,000

Located within walking distance of St Joseph's Catholic Primary School, this property is an excellent option for families and investors. It's within the catchment area for Spring Parks Primary School and Westall Secondary College, ensuring access to quality education opportunities. Convenient transportation is at your doorstep, with the 824 and 979 bus routes just metres away. Walking to Springvale Train Station is a breeze, and the home is also within easy reach of an expansive retail and dining precinct plus Springvale Shopping Centre. The exterior presents a tidy and welcoming ambience with neat gardens and lawn. Off-street driveway parking and a single LUG add to the convenience. The brick-veneer facade features large muntin windows, allowing ample natural light to enter the living spaces. LED sensor lighting and security cameras provide added security. The easy-maintenance backyard is designed with concrete pathways and pebble gardens. Enjoy your morning coffee on the patio, and keep the space tidy by making use of the external storage shed. The property is NBN-connected, perfect for those with the opportunity to work from home. The interior presents with a sunny and fresh feel, with luxurious black marble-look ceramic floor tiles creating unique style. Soft window furnishings control the natural light that comes through. The living room features a unique fixed pendant light, while the kitchen and dining area are illuminated by modern LED downlights. The kitchen showcases blonde oak timber laminate and contrasting jet black colour palette. The 40mm rounded-edge countertops are complemented by a perimeter stone splash-back. A gooseneck mixer tap, stainless steel dishwasher, integrated electric oven, gas burner cooktop and gourmet rangehood will please the home chefs. Ample cabinetry storage ensures space for kitchen essentials. Three well-sized, air-conditioned bedrooms vaunt updated timber-laminate flooring and built-in robe storage. An additional separate powder room is provided for the convenience of guests. The main bathroom has been refurbished and boasts full-height contemporary wall tiles, a fully frameless shower and modern mixer tap. Our home is equipped with a comprehensive security system featuring four strategically placed cameras. These cameras provide 24/7 surveillance, covering key areas such as the front door, backyard, and driveway. They boast advanced features like night vision and motion detection, ensuring a high level of security. Additionally, our garage is equipped with a smart door system, allowing us to remotely control and monitor its status through a user-friendly smartphone app. This setup provides not only peace of mind but also convenient control over our home's security features. Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained in this document is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for a copy of the due diligence checklist from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklistaa>