



12 Olympic Avenue SPRINGVALE SOUTH

3 1 4

## SOLD at Auction by Troy Le

Set in one of the most popular pocket of Springvale South, with Burden Park just a few doors away and walking distance to local primary school and high school.

With a rectangular allotment measuring some 900m<sup>2</sup> (approx), this presents a fantastic development opportunity for any astute investor/developer.

The existing home is a charming and nicely kept 3 bedroom cream brick veneer with an additional workshop/garage/home office/studio apartment. With a bit of renovations you can possibly have 2 rental incomes on this property, all the while you draw up your plans for this future multi-unit site (STCA).

Do not miss this rare golden egg and contact Troy Le today!

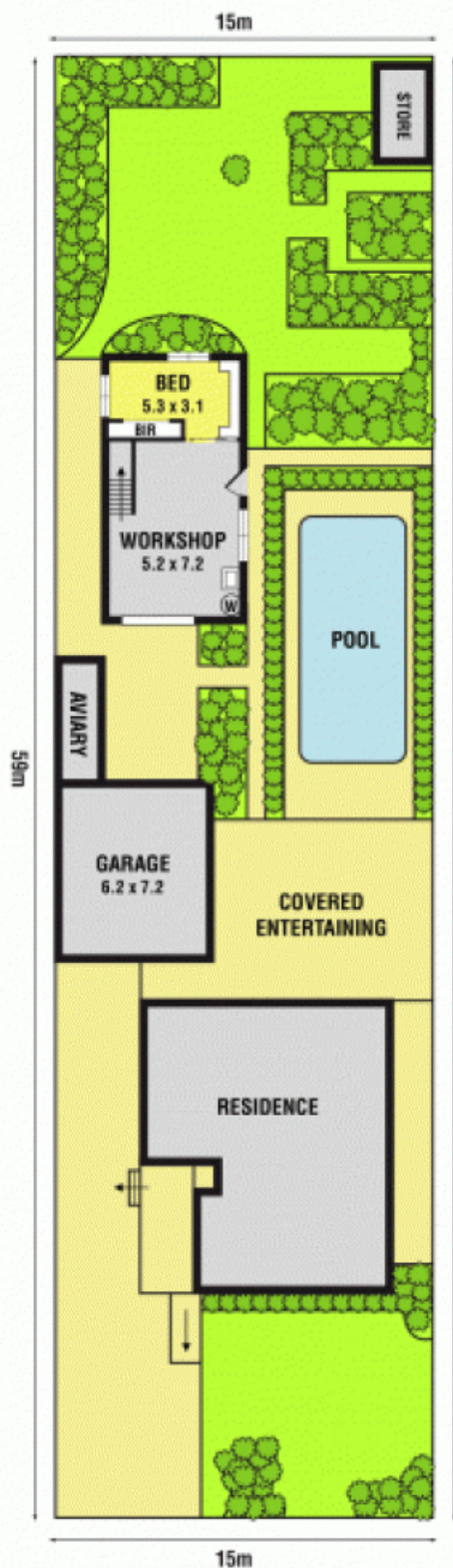
Terms: 10% Deposit

Settlement: 30/60

Leyton Real Estate



# 12 Olympic Avenue, Springvale



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.