



35 Phillip Avenue SPRINGVALE

3 1 2

**Sold by Troy Le**

On offer is a charming, beautifully presented and immaculately kept 3 bedrooms WB home located in a quiet street yet easily accessible to all essential amenities. Within walking distance to Wellington Secondary College, local park and reserve making it perfect for the young family. Princess Hwy and Monash Fwy just minutes away and thoroughfare access to both Mulgrave's Waverley Shopping Centre and Springvale Bunnings Warehouse through to Springvale shopping central. Set on a gorgeous 610m2 (approx) rectangular block, further development potential (STCA).

Featuring: Spacious lounge with space heater and new windows, freshly painted in neutral colours, 3 generous sized bedrooms all with BIR, Evaporative Ducted Cooling, updated bathroom, fully renovated kitchen with SS gas appliances and dishwasher and double car lockup garage. Stepping out onto the rear undercover timber decking perfect for relaxation and/or entertainment with a built-in-deck Jacuzzi while enjoying the manicured garden and parkland views as far as your eyes can see.

Do not miss out on this rare opportunity.  
Contact Troy Le on 0401 940 190 for an inspection

**Leyton Real Estate**