



22 Phillip Avenue SPRINGVALE

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## Another quality home from the Leyton RE gallery collection

On offer for the very first time is this beautiful BV home sitting on elevated grounds of a gorgeous block measuring 608m<sup>2</sup> (approx) 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. Featuring: 3 spacious bedrooms all with BIR, Security roller shutters throughout, Formal lounge including space heater, Timber kitchen operated on gas appliances adjoining meal areas, Split system reverse cycle A/C, Alarm system, Instant hot water unit, Massive 2 Car LU garage with extra workshop space, Low maintenance front and rear gardens and so much more.

Please note: Photo ID is required at all open for inspections

Price: \$400,000 - \$440,000

Contact: Troy Le 0401 940 190

**Leyton Real Estate**