



37 Charles Avenue SPRINGVALE

3 1 3

## Sold by Troy

Here is a rare chance for one lucky buyer to secure this beautiful brick veneer home set on a gorgeous elevated block 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 Gardens Shopping Centre and Springvale Bunnings Warehouse through to Springvale Shopping Centre. Featuring:

3 spacious bedrooms all with BIR, fully renovated with ducted heating, multiple split A/C, large modern kitchen with SS appliances adjoining open plan lounge, meals area and a massive family room. Low maintenance front and rear gardens, the list goes on..

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

Contact Troy Le 0401 940 190 OR Phuc Le 0422 765 899

Leyton Real Estate