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13 Loller Street SPRINGVALE

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## Potential Duel Occupancy

On offer is a fantastic opportunity for an astute investor or first home buyer. A large rectangular block measuring approx 605m2, with definite potential for subdivision while keeping the existing house (STCA). Located just off Springvale rd, conveniently close to bus stops, train station, coles and local shops. The existing home have been meticulously looked after and offers comfortable living, 2 spacious bedrooms both with BIR, master with a massive reverse cycle split A/C. Formal lounge room adjoining kitchen and meals area, large undercover decking area leading to a big backyard.

**Leyton Real Estate**

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# 13 Loller Street, 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.