



26 Phillip Avenue SPRINGVALE

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## Auction

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. Minutes from local Coles, IKEA, Waverley gardens, public transportation and local schools.

Whether you are looking to occupy or invest, with an allotment of over 600m<sup>2</sup> the potential for further development is a real possibility for a rear unit (STCA).

Featuring:

- \* 3 spacious bedroom
- \* Formal lounge with split A/C
- \* Neat kitchen & meals area
- \* Ducted heating
- \* Polished hardwood floor
- \* Central bath and separate toilet
- \* Lock up garage
- \* Low maintenance yard

With so many options, do not let this fantastic opportunity pass you by. Contact Troy today.

Terms: 10% deposit

**Leyton Real Estate**

26 Phillip 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.