



1/54 St James Avenue SPRINGVALE

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### Auction this Saturday at 1pm on Site!

Looking for Springvale Central Location?

This well-kept VC 3 bedroom residence in the heart of Springvale is ready for one lucky family or savvy investor to own! This front family home is located within a stone throw away from all amenities. Springvale Central, Train Station and bus stops are within short strolls, walking distance to Primary and Secondary Schools, local shops, restaurants, parks and reserves and so much more. Easy access to Springvale and Westall Roads and just minutes' drive to Princess Hwy and Homemaker Centre.

Offering: 3 Bedrooms all with split A/Cs and overhead fans, 2 BIRs, a semi en-Suite, Extra Large L shaped lounge with an A/C, well-appointed kitchen with gas cooking adjoins meal area, central bathroom with a corner spa bath, shower and toilets. Stepping outside you have a fully fenced and low maintenance rear courtyard for your privacy and relaxation. Easy accessible car space at front.

Call Phuc Le or Jun Lee today!

Terms: 10% deposit  
Balance: 30/60 days

**Leyton Real Estate**

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