

leyton



27 Wareham Street SPRINGVALE

3 1 1

### Sweet Home on Elevated Position plus Further Development!

Located in a highly sought after pocket in Springvale, where you are literally on top of the town and set a large rectangular allotment measuring 736.25m<sup>2</sup> (approx.).

Only a few doors away from Springvale Rise Primary School, minutes' walk to Coles Shopping Complex, local bakeries, cafes, restaurants and easy access to Princes Hwy and public transport. Springvale Train Station is only within minutes' drive, in addition to other conveniences that vibrant Springvale Central has to offer!

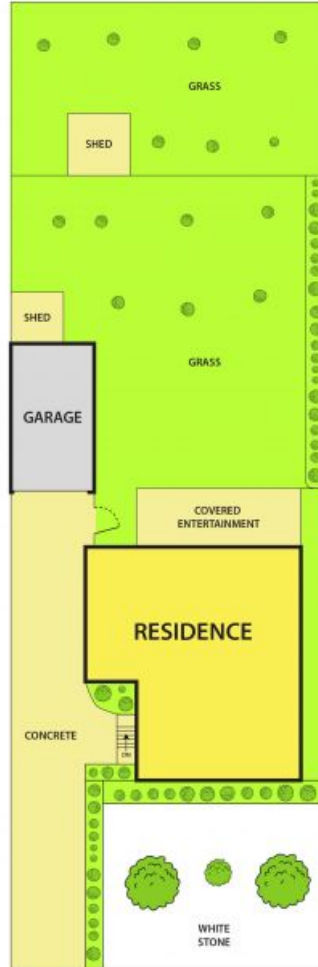
Featuring: spacious lounge, separate dining, 3 decent sized bedrooms with 1x BIR, polished timber floors throughout, space heater, all gas appliances, central bathroom with separate toilet, single garage, elevated front patio offering views towards Mouth Martha and a rear veranda overlooking the spacious backyard with plenty of fruit trees for your family to enjoy.

Rent it out or occupy, whilst you draw up your plans. Knock it down to build your dream home or multi-unit site, your choice.



**Thu Le**  
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27 Wareham Street, SPRINGVALE



DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate