

leyton



6 Eva Court MULGRAVE

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## Opportunity Awaits

Nestled in a quiet cul-de-sac, this triple frontage brick-veneer home is perfect for investors, developers and families looking to add their own personal touch. Sitting on a 690m<sup>2</sup> (approx.) allotment ideal for future development (STCA).

Perfectly positioned only moments away from Waverly Gardens Shopping Centre, Coles Supermarket and within walking distance to St John Vianney's Primary School & Wellington College. Additionally, you have easy access to Monash Freeway M1, Princes Hwy and only a short drive to Bunnings Warehouse, Ikea Homemaker Centre and Monash Clayton University.

### Property Features:

- 3 bedrooms
- 1 bathroom with separate toilet
- Living area adjoining the formal dining
- Spacious kitchen adjoining the family room
- Single carport
- LED downlights
- Gas appliances

Leyton Real Estate

6 Eva Court, MULGRAVE



DISCLAIMER:

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