



10 Charlton Street SPRINGVALE

3 1 4

## Renovate or Rebuild

Nestled in a quiet cul-de-sac, this original brick-veneer home is perfect for investors, developers and families looking to add their own personal touch. Sitting on a 600m<sup>2</sup> (approx.) corner allotment with no easements, this would be ideal for potential subdivision (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 and only a short drive to Springvale Central, Bunnings Warehouse, Ikea Homemaker Centre and Monash Clayton.

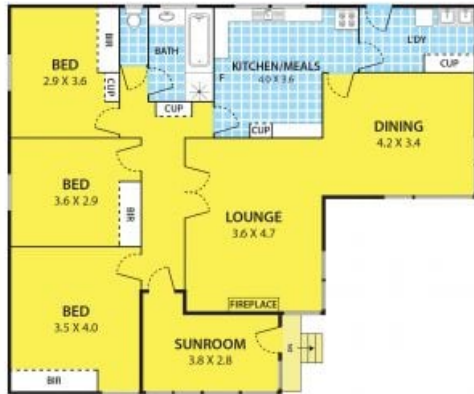
### Property Features:

- 3 bedrooms
- 1 bathroom with separate toilet
- Living area adjoining the formal dining
- Large storage shed
- Lock up double garage and 2 car spaces

PLEASE NOTE:

Leyton Real Estate

**10 Charlton Street, SPRINGVALE**



**DISCLAIMER:**

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