

10/8 St James Avenue SPRINGVALE

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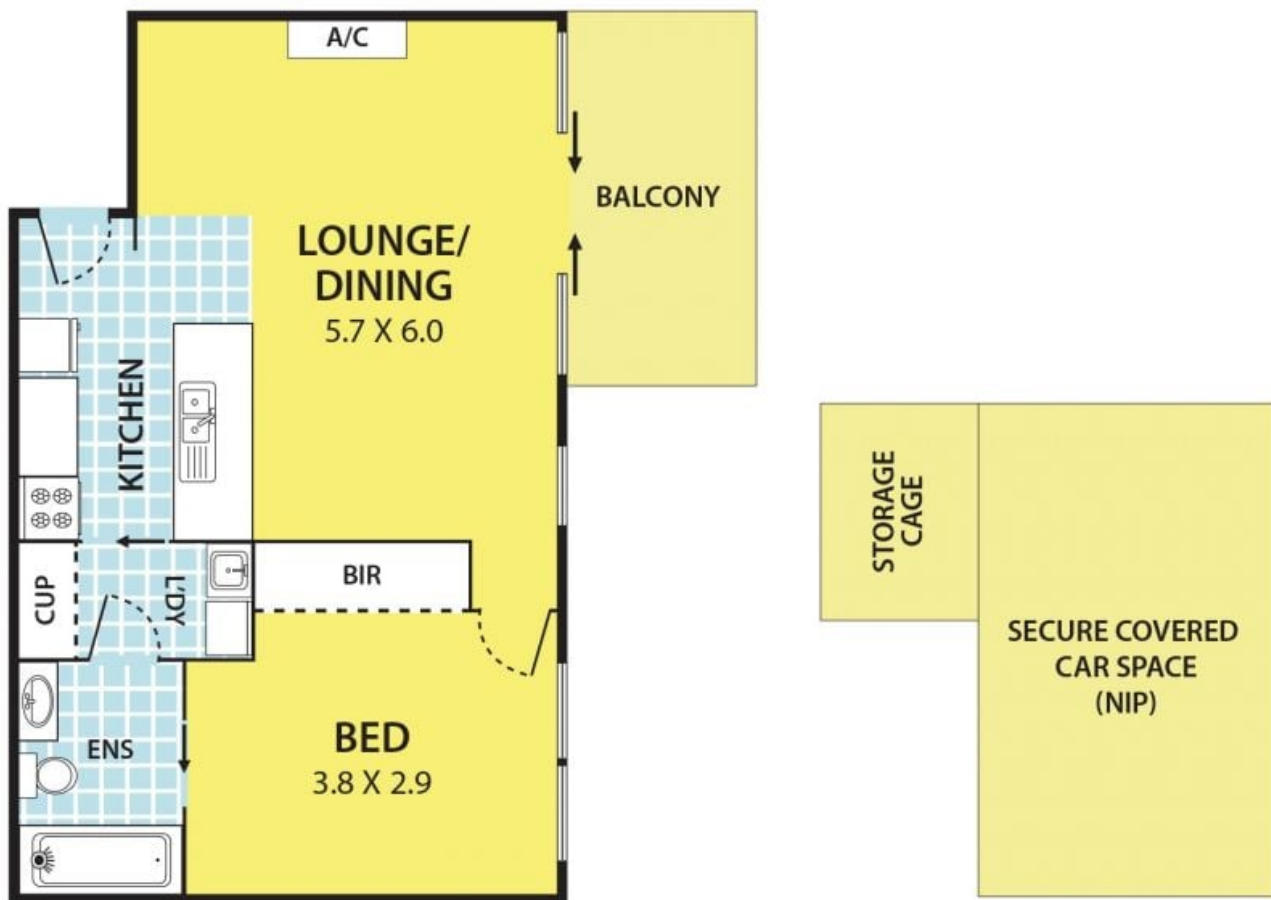
## Convenient Location & Contemporary Lifestyle!

This modern upper level 1 bedroom apartment in the heart of Springvale, is ready for one lucky first home buyer or savvy investor to enjoy or to let straight away!

This boutique apartment complex is just a stone throw away from all the amenities you need. 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 Rds and just minutes' drive to Princess Hwy and Homemaker Centre.

Offering a generous bedroom with floorboards, mirrored BIR, stylish en-suite, a well-appointed open plan S/S kitchen with stone benchtops, glass splashback, open plan meal area adjoining living area on floorboards, halogen downlights, a split A/C and a sunny and spacious balcony with a huge remote controlled awning that is perfect for both relaxation and entertainment. Additional features include: electronic card access, security video intercom entry, storage cage and secured underground carpark and visitors parking lots. Gas bill is included in Body Corp.

Leyton Real Estate



**DISCLAIMER:**

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