

# leyton



9 Sullivan Street SPRINGVALE

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## FANTASTIC 1ST HOME OR PRIME DEVELOPMENT SITE

This delightful investment/development opportunity sitting on a generous allotment, located in this prized pocket of Springvale, is often referred to as real estate gold. Rectangular in shape and providing generous proportions, the land itself provides plenty of potential, whether it be building multiple dwellings, extending the current home or even creating your own dream home (STCA).

The character filled home has been love and cherished by only 1 family over the decade. It consists of 3 bedrooms, central bathroom, spacious formal lounge, roomy kitchen and dining arena, separate laundry and double garage. Suitable for those with a keen eye for restoration, the strong, well built home would be easy to live in or rent out.

In a location so close to local stores and markets such as Coles; walking distance from bus stops, and just minutes away from Monash University and Glen Waverley, this property is a hotspot for comfort and conveniences. Inspect now before it's too late!



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