

# leyton



505/28-30 Warwick Avenue SPRINGVALE

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## Vibrant Living or Excellent Investment in Central Springvale

A fantastic entry into the hot Springvale market.

Whether you are astute investors for both domestic and international students, first home buyers or retirees you simply cannot overlook such a fantastic opportunity!

You are on the 5th level, a short stroll to local Primary Schools, bus stops, train, Springvale Shopping Centre, local caf?, exotic restaurants, Woolworth, Medical Centre, and a short drive to Coles, Bunnings, IKEA and Monash University.

This boutique apartment featuring 2 bedrooms with BIR, bathroom and toilet, open plan living, dining and modern kitchen with gas appliance, split system, sliding door entry to a private balcony overlooking Springvale Shopping Centre and Springvale South, and plus a basement car space with storage.

Currently tenanted at \$1,608 per calendar month.

Buy now and enjoy 4.8% per annum!



**Kosal Prum**

0423 610 870



### FIFTH FLOOR PLAN

