



1 Carlyon Court SPRINGVALE

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## Home Sweet Home

Located in a highly sought after pocket in Springvale, this red brick veneer home offers a great opportunity to raise your family in a peaceful cul-de-sac or for the astute investor to further capitalise.

Sitting on a rectangular block measuring 590m<sup>2</sup> (approx.) and comprising of:

- 3 Bedrooms with BIRs
- Spacious L shape lounge including mini bar
- Updated bathroom and 2 toilets
- Sunroom/Meals Area
- Gas appliances
- Double garage and single carport
- 2x 3000L water tank
- Rental: \$1,738/ PCM

Only a few moments away from Springvale Rise Primary School, minutes' walk to Aldi & Coles Shopping complex, local bakeries, cafes, restaurants and easy access to Princes Hwy and public transport. Springvale Train Station is only within minutes' drive, in addition to other conveniences that vibrant Springvale Central has to offer!



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0421 903 814

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