

45.7m (approx.)



15.2m (approx.)



## 9 Gray Street SPRINGVALE

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### AUCTION 13th August 1:00pm - Bring your tools or a your dream home plan with you

Offers an exceptional opportunity for an investor, developer or renovator to create the home of your dreams (STCA) in an established suburb, 9 Gray Street, Springvale is a true gem waiting to be polished.

Sitting on a large block of prime development land, this 695m2 approx property comes original 2 Beds that need to remodel or know down rebuild. Further more if you are looking to develop this is the opportunity you could not miss. Precedent has been sets on the Street with multiple dwelling subdivision.

Moments away from Warner Reserve, walking paths, tennis clubs and Springvale Rise Primary School, you'll also enjoy easy access to Coles, restaurants and specialty stores, including Daniel's Donuts. Ideal for car and public transport commuters, it's near Springvale Road, bus stops and less than five minutes to Springvale Station.

- 695m2 of prime real estate full of opportunities!
- Option 1: Knock down and build your dream home
- Option 2: Renovate and live/rent



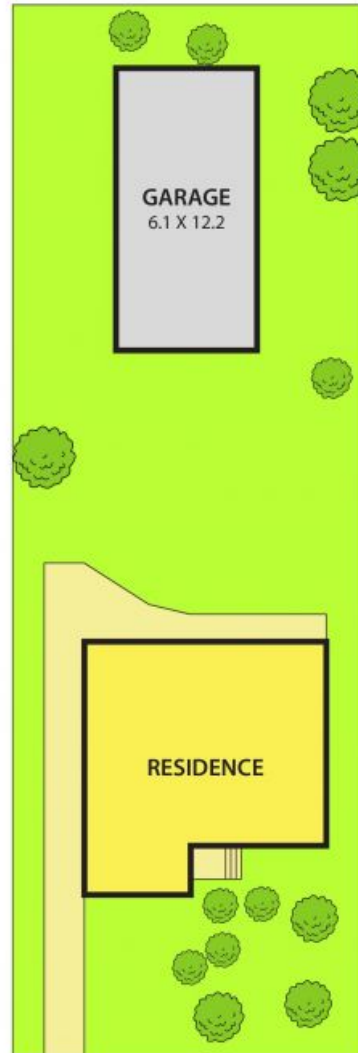
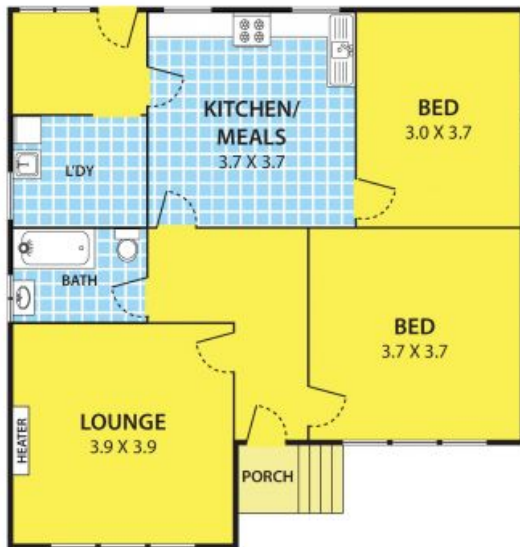
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## 9 Gray Street, SPRINGVALE



**DISCLAIMER:**

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