



16 Gray Street SPRINGVALE

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## Two for one investment opportunity on a large block! To arrange an inspection,

Fantastic opportunity to live in, lease out or do both with this centrally located two-bedroom vinyl cladding home plus self-contained one bedroom bungalow (with separate meters for both water and electricity) on a generous, rectangular block of land measuring approximately 736sqm.

It's set in a quiet street close to Coles, specialty stores, caf?s and bakeries, including Daniel's Donuts. Short walk to Warner Reserve, walking trails, tennis clubs and Springvale Rise Primary School. Close to Springvale Road, bus stops, and less than five minutes to Springvale Station, its perfect for car and public transport commuters.

### Property 1: 16A features:

- Two bedrooms served by bathroom and toilet
- Separate lounge, kitchen with gas appliances
- Main bedroom/BIR, laundry, off street parking

### Property 2: 16B features:

- Double bedroom, bright white bathroom/toilet



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# 16 Gray Street, SPRINGVALE



DISCLAIMER:

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