



2/12 Kelvin Grove SPRINGVALE

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LOCATION, LOCATION & NO BODY CORP!

Easy living style with sought after city convenience. Enviably located just a minute walk to Springvale Train Station and from the heart of vibrant Springvale, behind the gate this brick veneer villa unit plus rumpus room is a must-see for savvy first time buyers, investors and those wishing to downsize from a large family home. Immediately comfortable and with options to enhance later on, this single level home has much to offer.

Council Rates: \$323.00 p/q

Offering relaxing lifestyle and investment appeal, the property is superbly located close to Springvale Shopping Centre shops, caf?s and restaurants, as well as schools, parks and community hubs. While easy access to Springvale train station, buses, Springvale Road and the Princes Highway further highlights this home's convenient aspect.

Property features:

- Spacious lounge room adjoining to dining areas and kitchen
- 2 bedrooms with 1 BIR
- Rumpus room for relaxing/entertainment with your family and friends
- Central bathroom and laundry
- Polished timber floors throughout, tiles in kitchen and wet areas
- Split-system air conditioner, updated & separate W/C



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DISCLAIMER:

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