



## 26 Windsor Avenue SPRINGVALE

### Potential-packed corner block CZ1

A rare opportunity to acquire two properties on one title. Sharing a coveted corner block, 700sqm approximately, these low maintenance homes present exceptional appeal for multi-generational families, property investors and developers alike. In central Springvale, with Commercial 1 zoning CZ1, they also offer scope for business premises, medical suites, development (subject to council approval).

Located in Springvale Shopping Centre precinct, Springvale Centre activity zone, vibrant cultures and delicious eating, medical clinics and Train Station.

#### Property features:

- Residence 1 (R1): Single storey three-bedroom unit
- Lounge, dining room, all gas kitchen, ducted heating, Split AC, outdoor area
- Main bathroom, two toilets, built-in-robos, garage
- Residence 2 (R2): Double storey four-bedroom home
- Formal/informal living, dining zones and office
- Timber kitchen, ensuite master, three bathrooms, 3 toilets
- Covered entertainment zone, garage and carport, 2 driveways

**Council Rates:** \$0.00 p/q  
**Water Rates:** \$0.00 p/q  
**Strata Rates:** \$0.00 p/q



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## 26 WINDSOR AVE & 27A ROYAL AVENUE, SPRINGVALE



GROUND FLOOR 27A ROYAL AVE

46.1M

