



20 Garnsworthy Street SPRINGVALE

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## Charming Family Home with Development Potential!

Presenting a cherished home to the market for the first time in 45 years! This meticulously maintained brick veneer residence promises immediate comfort and boasts incredible potential for both families and savvy investors.

Nestled in a highly coveted area in Springvale, this home is within walking distance to Springvale Rise Primary School (Heights Campus) and a stone's throw away from an array of excellent shopping and dining options, including Coles supermarket, specialty stores, Daniel's Donuts, and medical facilities.

Enjoy easy access to Springvale Central, Bunnings, Homemaker Centre, major shopping centres, schools such as Wellington Secondary College & St John Vianney's Primary School, parks, buses, and Springvale Station, all within close proximity. The CBD is just approximately 30km away.

Situated on a spacious rectangular block of approximately 590m<sup>2</sup>, the home features a generous lounge room with a space heater and split air conditioning, three bedrooms, an updated bathroom, separate toilet, floorboards,



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