

## Sales



**Springvale**  
2/741 Heatherton  
Road

ONLY 2 ON THE BLOCK, NO BODY CORP! SECURE WITH  
PRIVATE SPACES!  
This..

3   
1   
3 

\$650,000 - \$700,000

Inspect  
Sat 12:00-12:30pm

**Thu Le 0421 903 814**



**Noble Park**  
4/27 Leonard  
Avenue

Modern, Easy Living Style in the Heart of Noble Park  
Designed..

3   
2   
1 

\$600,000 - \$660,000

**Kosal Prum 0423 610 870**



**Clayton South**

A wonderful opportunity to rebuild your dream home or to  
develop!  
This..

3   
2   
3 

\$880,000-\$920,000

**Thu Le 0421 903 814**



**Springvale**  
12 Red Hill Road

Outstanding Opportunities in a high growth Location  
Situated..

3   
1   
3 

Auction  
Sat 13 Apr  
On Site, 2:00pm

Inspect  
Sat 11:00-11:30am

**Kosal Prum 0423 610 870**



**Springvale South**  
94 Myrtle Street

Close To Conveniences!  
This brick veneer home is conveniently located just..

3   
2   
2 

\$750,000-\$820,000

Inspect  
Sat 11:00-11:30am

**Thu Le 0421 903 814**



**Bentleigh East**  
8 Hinkler Avenue

Superb Position On Potential 805 sqm Approx.  
Discover the endless potential for this charming property..

3   
1   
1 

\$1,800,000  
Inspection by Private  
Appointment

**Kosal Prum 0423 610 870**



**Noble Park**  
1/13 Leonard  
Avenue

Front Own Driveway - Prime Position, Modern Living Style  
Designed..

2   
1   
1 

\$535,000 - \$585,000

Inspect  
Sat 2:00-2:30pm

**Kosal Prum 0423 610 870**



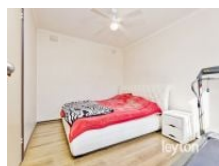
**Richmond**  
166 Victoria Street

Lease it out or Occupy  
\* Two storey building with internal stairs  
\* Rear lane..


Contact Agent

**Tony Le 0412 133 378**



**Springvale**  
2/13 Avondale  
Street

Prime Location & No Body Corporate  
With only 2 on the subdivided block and no Body Corporate..

3   
1   
1 

UNDER  
CONTRACT

**Kosal Prum 0423 610 870**



**Springvale**  
31 Hope Street

Family Home on Development Size Block  
Welcome to this charming family home, offering the..

4   
1   
2 

\$1,200,000  
Inspection by Private  
Appointment

**Kosal Prum 0423 610 870**



**Mount Waverley**  
416A Huntingdale Road

Bakery Business & Building For Sale!  
Want to be your own boss or want to get into Mt Waverley..



Contact Agent!

**Thu Le 0421 903 814**



**Springvale South**  
14 Digby Court

940M2 with approved plan and permit for three double-story townhouses!  
If..



\$1,100,000

**Thu Le 0421 903 814**



**Springvale**

Perfect for Building Your Dream Home Or A Cozy home &  
Build Granny Flat at the back  
Discover..



\$810,000

**Kosal Prum 0423 610 870**



**Springvale**  
2/46 View Road

Young Townhouse in Central Springvale! Convenient entry level home or excellent investment!  
Fantastic..



\$600,000- \$630,000

Inspect  
Sat 10:00-10:30am

**Tony Le 0412 133 378 Thu Le 0421 903 814**



**Clayton South**

Only 2 on the block and No Body Corp! Luxury low maintenance living in a convenient locale!  
Inspection by Private Appointment



PRICE CHANGED

\$1,050,000

-\$1,150,000

Embrace an enviable, low maintenance lifestyle with these two  
**Townhouse #1: 3 bedrooms, four ensuite bathroom residences (to be sold separately). Displaying quality finishes, flexible floor**



**Springvale**  
1, 3 & 4/9 Parsons Avenue




Plans and modern appointments throughout these stylish homes represent enormous appeal for discerning family homebuyers and astute investors after a turn-key property in a central location.  
Buy Now And Save On Stamp Duty & FHO!

\*\* U2 sold. only 3 remaining.  
Ideally situated close to Clayton Central shops, many restaurants, Westall Primary, Westall Secondary College and train stations. Attention first home buyers, down-sizers, retirees and investors. Offers easy access to Monash Medical Centre, Monash University. Finally your dream is here! Have the lifestyle you crave, the home you want, in the location you seek. These sophisticated designs townhouses will fulfil all your expectations with quality features and landscape gardens:

- Property 1 features:**
- Four bedrooms all with ensuites/built-in-robos
  - Modern open plan living zones, 3 living areas
  - You're located within short walking distances to vibrant Springvale Shopping Centres, mouth-watering restaurants, Springvale Train Station, buses, schools and medical practices. Minutes' drive to Homemaker Hubs, including IKEA, Harvey Norman and Bunnings, supermarkets. All these and so much more are right at hand for your enjoyment.
  - Four bedrooms with ensuites, walk-in or built-in-robos
  - Versatile open style living zones, quality flooring/tiles
  - Featuring formal lounge, stone bench kitchen, stainless steel appliances, split system, instantaneous hot water, auto lock-up garage, rainwater tank, shed, both private and low maintenance courtyard
  - Land size: 240m2

- Townhouse #1: Leased @ \$8 PW  
Townhouse #1: 3 beds, FES, 2 baths, 3 toilets, 2 living areas, double garage, 18.25 SQ
- Townhouse#2: 2 beds, FES, 2 baths, 3 toilets, 2 living areaa, single garage, 14.20 SQ
  - Townhouse 3: 2 beds, FES, 2 baths, 3 toilets, study nook/game room, lock up 1 car carport, 12.50 SQ
  - Townhouse 4: 2 beds, 2 FES, 3 toilets, study nook/game room, 1 car garage, 12.76 SQ

This is an exceptional opportunity for first home buyers, young families or even investors. Not to be missed! Act FAST!

2  \$620,000-\$680,000-  
2  U2 SOLD.  
1 


Thu Le 0421 903 814



**Moorabbin**  
30/477-481 Warrigal  
Road

Coconut House Restaurant - Solid Investment!  
\* Warrigal Road Exposure  
\* Surrounded by well known...

Tony Le 0412 133 378

 Contact Agent  
