



Unit 1/44 Glendale Rd, Springvale



## VENDOR SAYS SELL - GROUND FLOOR - 3 BED - PERFECT FIRST HOME OR IDEAL INVESTMENT

GROUND FLOOR - 3 BED

VENDOR SAYS SELL! PRIVATE SALE

WHY PAY RENT WHEN YOU CAN BUY!

INVESTOR - GREAT RETURN!

Perfect Location Plus Exceptional Value for Money!

Perfect for First Home Buyers or upgraders with young families, Downsizers or Investors.

A showcase of a makeover to the modern stylish look, which is offering a low maintenance lifestyle at an affordable price.

This stunning **Ground floor** apartment is positioned perfectly within a friendly neighbourhood, secure and designed for quality, comfort and convenience!

the home is spacious for a unit and full of natural light with large windows. Take advantage of having 3 generous sized bedrooms, which makes this apartment stand out!

(Master bed 4.1 x 3.3) (Bedroom 3.3 x 3.0) (Bedroom 3.3 x 3.1) approx.

Potential lease out an extra bedroom, while living in the apartment.

Dedicated parking space plus a front area that could be used as a courtyard or kids play area.

3 Beds 1 Bath 1 Car

Price SOLD for \$355,000

Property Type Residential

Property ID 4100

### Agent Details

Alexandra Visic - 0403 918 507

Las Widanage - 0429 115 115

### Office Details

Australian National Real Estate  
207 Warrigal Rd Hughesdale VIC  
3166 Australia  
03 9570 2585



## PROPERTY FEATURES:

- Ground floor & Modern look
- Featuring 3 spacious bedrooms with BIR
- A Large kitchen - stainless steel oven & with plenty of bench space
- Large Dining area & Living - Private courtyard with garden shed
- Renovated bathroom tiled from floor to ceiling & separate toilet
- Renovated Timber flooring throughout
- Large car Car Spaces
- Well maintained Front Yard

## LOCATION IS EVERYTHING:

- Close to proximity to all amenities - Close to Public Transport
- Close to Shopping Centres
- Close to World famous Universities
- Close to Medical Centres - Close to Fitness Clubs (Gym)
- Close to Walks/ Parks/ Beach
- Close to Good Life Health Clubs
- Close to Primary/ Secondary Schools & many more!

Please note that Inspection times and availability dates are subject to change or cancellation without notice.

Contact **JAMES GRBAC** to register your interest or arrange a private inspection.

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<http://www.consumer.vic.gov.au/duediligencechecklist>

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