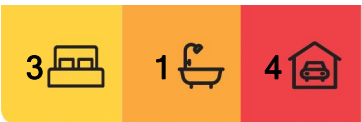


## Springvale, 45 Burden Street

### CHARMING HOUSE ON DUAL OCCUPANCY BLOCK( STCA)

Endless potential on this charming 3 bedrooms house centrally located within walking distance to well known Minaret Primary & secondary college, park land, handy to Springvale shopping central, Princess highway shopping central, Springvale station, Monash University and all other amenities. This property needs renovation offers: 3 bedrooms with Birs, big sunny lounge, kitchen adjoining dining area, gas appliances, massive brick double lock up garage and storage... set on regular block approx 658m<sup>2</sup> with extra wide driveway, potential to keep the front house and build another dwelling at the back( STCA); or renovate the property and live comfortably with all convenience facilities surrounding. Opportunity is rare- Be quick



**For Sale**  
\$800,000 - \$850,000

**View**  
[ljhooker.com.au/NPFFGS](http://ljhooker.com.au/NPFFGS)

**Contact**  
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**LJ Hooker Springvale**  
**(03) 9546 9888**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

|                      |                    |
|----------------------|--------------------|
| <b>Property ID</b>   | NPFFGS             |
| <b>Property Type</b> | House              |
| <b>Land Area</b>     | 658 m <sup>2</sup> |
| <b>Including</b>     | Toilets (1)        |

### Joseph Nguyen 0411 638 425

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