

## 63 Grace Street Springvale VIC

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Discover this charming three-bedroom, two-bathroom gem, perfectly positioned in the highly desirable area straddling Springvale and Mulgrave. Boasting a generous 650m<sup>2</sup> (approx.), on a rectangular block, this residence is perfect for families looking for more space, savvy investors, or those eyeing future development opportunities with potential dual occupancy Subject To Council Approval (STCA).

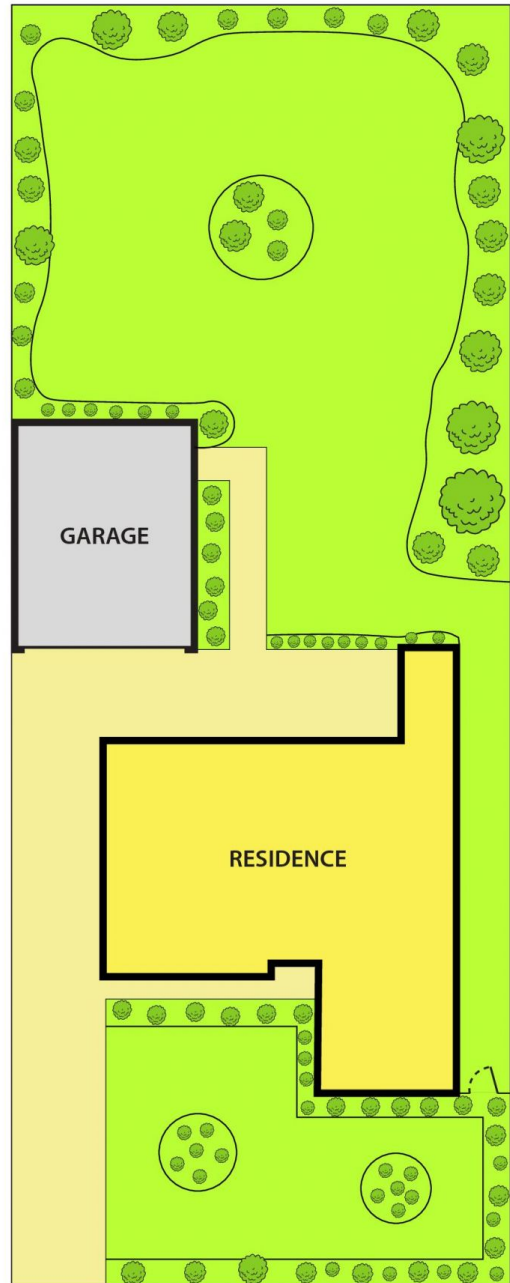
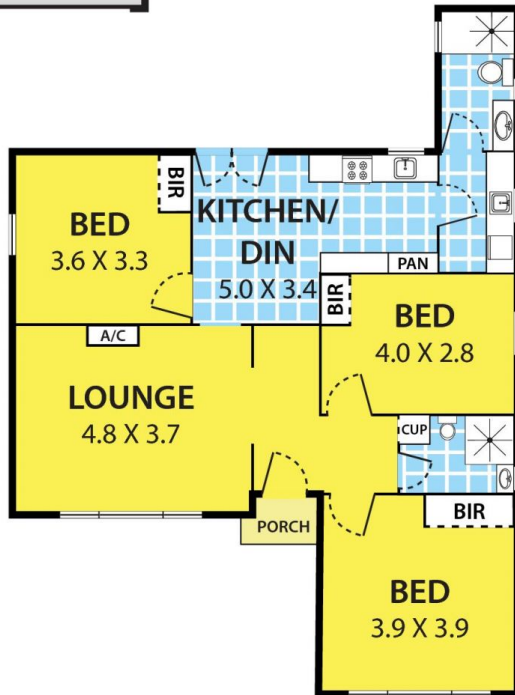
Convenience is key with local shops, cafes, Wellington Secondary College, and bus stops just a stroll away. A short drive to Edinburgh Reserve Playground, Waverley Gardens Shopping, Springvale Mega Centre - Ouson Plaza, Springvale Shopping Centre, Springvale Station, Monash University, Monash Medical Centre, M-City, and easy access to Princes Highway, Monash Freeway and Eastlink.

**Price** : AUCTION | \$800,000-\$880,000  
**Building Size** : 116 sqm  
**Land Size** : 650 sqm  
**View** : <https://www.leytonre.com.au/8042548>



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# 63 Grace Street, SPRINGVALE



**DISCLAIMER:**

Please note plans are indicative only and not drawn to exact scale.  
All dimensions are approximate