

# 11 Ruff Way, Melton South, Vic 3338

## Sold Residential Land

Thursday, 12 October 2023

11 Ruff Way, Melton South, Vic 3338

Area: 363 m2

Type: Residential Land



Kamal kaler  
0469332699



Bal Amardeep  
0387972700

**\$300,000**

Bal Real Estate Proudly presents You this great opportunity to build your dream home, on this beautiful 12.5 frontage 363 sqm approx block of land in the highly sought after estate in Melton South. This Estate symbolises the joyous spirit Never experiencing the disappointments of life or the diminishment of passion. We are confident that you will not be disappointed with this opportunity. Located in an already established part of Melton; This will offer residents an ideal opportunity to experience a new community, ideal for residential investors and growing families alike. Offering the traditional surroundings of warm greens and embracing the natural beauty of Australia, it also supplies modern conveniences provided by the nearby existing township within central Melton. This is an ideal location for people wanting to be part of an upcoming area that is also able provide a healthy well-balanced lifestyle. The combination of nature with the unique modern living makes this a rare opportunity. There are numerous schools surrounding the estate including; Melton Regional Catholic College, Staughton College and Al Iman College, as well as various other secondary schools, primary schools and pre-schools. Woodgrove Shopping Centre and Coburn Central Shopping Centres are conveniently located nearby boasting major supermarkets as well as a multitude of speciality stores. If you're looking for entertainment Reading 5 Cinema Complex is just down the road showcasing the latest blockbuster movies for your viewing pleasure. Melton Reservoir is located only minutes away offering recreational areas, walking tracks, fishing and picnic areas. If you're a sporting enthusiast Melton Valley Golf Club, Genesis Fitness and the world-class Melton Harness Racing and Entertainment Complex (TABCORP Park) are all located within minutes of the estate. Don't miss this Opportunity!!! Build your Dream house straightaway!!! Call Bal on 0413 870 550 or Kamal on 0469 332 699 to find out more! **DISCLAIMER :** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. or mation only and do not constitute any representation on the part of the vendor or agent.