

# 12 Heritage Way, Melton West, Vic 3337



## House For Sale

Wednesday, 8 May 2024

12 Heritage Way, Melton West, Vic 3337

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 835 m2**

**Type: House**



Daniel Sia



Denise Choe

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**\$580,000 - \$630,000**

Welcome to 12 Heritage Way, Melton West. We are introducing a charming home nestled on a generous 835m<sup>2</sup> (approx.) allotment in Melton West, offering ample opportunities for both living and investment. With abundant side access, this property is a prime candidate for subdivision (subject to council approval), promising potential for expansion or development. Convenience is key, as this home is situated close to all amenities, including Woodgrove Shopping Centre, bus stops, parks, freeway entrance, and various levels of schooling, ensuring ease of access to daily necessities and recreational activities. Inside, discover three spacious bedrooms, including a master with ensuite and robes, providing comfort and functionality for everyday living. The central bathroom features a bathtub and separate shower, catering to diverse needs. The kitchen boasts modernity and functionality, equipped with granite benches and appliances, alongside ample cupboard, and bench space, making cooking a delightful experience. Natural light floods the generous living area, creating a warm and inviting ambience, perfect for relaxation and unwinding after a long day. Outside, a vast backyard offers ample space for family activities or entertaining guests, promising endless possibilities for outdoor enjoyment. Whether you are looking for a new home or seeking to enhance your investment portfolio, this property is ready for immediate occupancy or lucrative utilization. Don't miss out on this exceptional opportunity. Contact Daniel on 0400 547 850 and enquire now! For more information and to ensure informed decision-making, please refer to the up-to-date Due Diligence Check List available at (<https://www.consumer.vic.gov.au/housing/buying-and-selling-property/checklists/due-diligence>) Disclaimer: All dimensions, sizes, and layout are approximate. The photos and furniture are for illustrative and display purposes only. Prospect purchasers should make their inquiries to verify the information contained in this advertisement.