

**12 Irving Road, Melton, Vic 3337**



**Sold House**

Wednesday, 23 August 2023

12 Irving Road, Melton, Vic 3337

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 616 m2**

**Type: House**



Ned Nikolic  
0397466000



AJ Ankit Jhanji  
0397466000

## Contact agent

When it comes to location it does not get any better than this! Set in the heart of Melton and zoned Residential Growth Zone schedule 1 and within walking distance to the local shops, schools and public transport, it is easy to understand why location matters! This beautiful family home sits on massive 616m<sup>2</sup>(approximately) allotment which makes it even more interesting for an astute investor looking to sub divide (subject to council approval). The home is ready to live in or rent out straight away, the choice is yours. Upon entering this beautiful home, you are greeted by a generous size bright living area, this flows through to the well-equipped kitchen containing ample bench space which overlooks the dining area drenched in light provided by the large windows. This immaculate home comprises of three generously sized bedrooms, master bedroom with semi-ensuite and built in robes, other two bedrooms with built-in-robes and serviced by a neat central bathroom. Step outside to a massive backyard with plenty of space for the kids to run around. Other features include split system air condition, double car space carport with rear access, garden shed and much more only an inspection can reveal. Call us today to book your inspections. Auction Terms; 10% deposit of the day with 30/45/60 day settlement