

**18 Joan Street, Melton, Vic 3337**



**Sold House**

Friday, 8 September 2023

18 Joan Street, Melton, Vic 3337

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 842 m2**

**Type: House**



Sunil Gera

0430200150

**\$620,000**

Welcome to your dream home in the thriving and sought-after Melton community, strategically positioned in the RGZ1. This outstanding property offers the perfect blend of comfort, convenience, and potential for future expansion. With a land size of approximately 842 sqm and an impressive 19-meter frontage, this residence presents a rare opportunity for savvy investors and growing families alike.

**Key Features:**

- 3 Bedrooms - Spacious and light-filled bedrooms provide ample space for your family's comfort and privacy.
- 2 Bathrooms - Modern and well-appointed, offering convenience for your daily routine.
- Open Plan Kitchen - The heart of the home, complete with modern appliances and ample storage space.
- 2-Car Garage with Drive-Through Access - Perfect for car enthusiasts or those who need extra storage space.
- Freshly Painted - A fresh canvas ready for you to add your personal touch.
- Huge Outdoor Covered Area - Ideal for outdoor entertaining and relaxation, no matter the weather.
- Roller Shutter at the Front - Enhance security and privacy.
- Spacious Lounge - A cozy space for family gatherings and relaxation.
- Separate Dining - Perfect for formal dinners and hosting guests.
- Ducted Heating - Stay warm and comfortable during the winter months.
- Air Conditioning in Living Area - Beat the summer heat and enjoy year-round comfort.
- Rainwater Tank - Eco-friendly water source for your garden.
- Manicured Huge Backyard - An oasis of greenery and space for outdoor activities.
- Potential for Subdivision (STCA) - Unlock the potential of this large block and explore subdivision opportunities.

This property is situated in a prime location within Melton, offering easy access to schools, shopping centres, public transport, and recreational facilities. With the bonus of being in the Residential Growth Zone Schedule 1, you can secure your family's future and make a wise investment in this rapidly growing community. If this seems perfect for you, call now Sunil Gera 0430 200 150 or Sunny Chopra on 0420 344 444 to book a private inspection.