

**35-37 Corella Avenue, Melton, Vic 3337**



**Sold House**

Tuesday, 19 September 2023

35-37 Corella Avenue, Melton, Vic 3337

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1168 m2**

**Type: House**



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**\$622,000**

Superbly situated on a huge 1160m<sup>2</sup> (approx.) parcel of land, and located within close distance from Woodgrove Shopping Centre, multiple medical centres, Melton's High Street District and all levels of schooling, you would be hard pushed to find a more appealing investment location. Showcasing sub-division/development opportunities (STCA), it is easy to see why this area is in such high demand for investors and owner occupiers alike. The dwelling comprises of three generously sized bedrooms, all featuring built in robes and serviced by a central bathroom which provides ample space for the growing family to utilise. The large lounge room at the front of the home hosts enough space for the whole family, moving through the adjoining meals area you are met with the kitchen. With most of the removal work being already done for you, the space on offers provides the perfect blank canvas to create a stunning heart of your home. Connecting the home is a central study area, making an ideal location for a home office or kids play area, versatile for the whole family to enjoy. This connects to the rear rumpus room, providing ample space for entertaining, whilst also providing easy access to the second bathroom. Continuing outside to the large backyard, there is plenty of space on offer with a that also features an in-ground pool(needs work), perfect the family to enjoy during the hot summer days. Or utilise the block size and invest in your future, subdivision and investment opportunities (STCA) creating a perfect home for anyone to enjoy. Additional features include: a semi blank canvas, ceiling fans, potential subdivision (STCA), hardwood flooring and so much more! Don't miss out, call us today to book your inspection! (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" **DISCLAIMER:** Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency.