

49 and 49A Argyll Circuit, Melton West, Vic 3337



House For Sale

Wednesday, 29 November 2023

49 and 49A Argyll Circuit, Melton West, Vic 3337

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 737 m2

Type: House



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\$779,000 - \$829,000

Situated on fantastic block of 737m², this property is a unique opportunity for a savvy investor. Located in Melton West close by to all amenities including: Woodgrove Shopping Centre, bus stops, parks, all levels of schooling and so much more, this property is the perfect opportunity for a smart investor wanting huge potential. With two dwellings situated on the one block, this property has massive potential with the option to subdivide for huge future gain. Both properties are already currently rented with fantastic tenants meaning a steady rental income of \$34,680 per annum. But with a small cost to subdivide, the profit potential skyrockets. The beautifully renovated front unit is cosy and immaculately cared for, comprising of three bedrooms, one bathroom with two-way access from the master and hallway. The living area upon entry is the perfect space for the family to enjoy while the dining area is overlooked by the kitchen which features ample bench space, 900mm appliances and dishwasher. This home also features a single garage, ducted heating, full landscaping, garden sheds, water tanks, ceiling fans and more! Number 49A Argyll is situated at the back of the block and features 3 bedrooms, including a large master bedroom complimented by a walk-in robe and ensuite with large shower, while the two remaining bedrooms are serviced by a central bathroom. The spacious open plan living and meals upon entry is overlooked by the modern kitchen with ample storage, gas cooktop and dishwasher. Outside is low maintenance with a concreted area and carport with roller door for extra security. This home features high ceilings, ducted heating, downlights, split system cooling and more! Number 49 is currently rented until 14/06/2024 paying \$1,456 per calendar month and number 49A is currently on a periodic basis paying \$1,434 per calendar month. Live in one and rent out the other, or sell separately for a huge gain! This property offers endless opportunities. Don't miss out on this incredible chance. Contact Kate today and let's make this property's potential work for you! (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.