

**6/218-220 Melrose Drive, Tullamarine, Vic 3043**



**House For Sale**

Thursday, 9 May 2024

6/218-220 Melrose Drive, Tullamarine, Vic 3043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Auction ESP: \$490,000 - \$520,000**

Discover the epitome of comfort and convenience in this exquisite double-story townhouse, perfectly positioned at the rear of a quiet, sought-after complex in Tullamarine. Presenting an exclusive lifestyle opportunity, this residence boasts a prime location with effortless access to all key amenities and city connections, if you're looking for your first home or an investment property, look no further. "We highly recommend pre-registering to Inspect by clicking the 'REGISTER FOR INSPECTION' button. Please note that inspection times are subject to change or cancellation at any moment. By registering, you'll receive immediate notifications"

Situated at 218 Melrose Dr, Tullamarine, this townhouse offers unparalleled access to the very best of Tullamarine and beyond. Enjoy the convenience of being within close proximity to a multitude of freeways, including the Western Ring Rd, Tullamarine Freeway, and Airport Link Dr directly connecting you to the Melbourne Airport. Families will appreciate the short distances to both primary and high schools, while the Westfield Shopping Center, Essendon Football Ground, and the exhilarating Urbnsurf Wave Pool are all within walking distance, ensuring entertainment and leisure options are always on your doorstep. Step inside to discover a thoughtfully designed interior that caters to both relaxation and entertainment. The separate lounge room offers a peaceful retreat, while the adjoining kitchen and meals area serve as the heart of the home, featuring under-bench oven, gas cooktop, and dishwasher, complemented by ample cupboard space and additional storage under the stairs. Sliding doors reveal a spacious courtyard, where a stunning bamboo backdrop creates a serene outdoor sanctuary ideal for quiet moments or social gatherings. Ascend to the upper level, where the master bedroom awaits with a walk-in robe and a private retreat vibe. Two additional bedrooms, each with built-in robes, share a central bathroom equipped with a shower, vanity, and bathtub, plus a separate toilet to streamline morning routines. Noteworthy features include gas ducted heating plus a split system in the master bedroom for your comfort, an additional split system downstairs to ensure year-round climate control, and a convenient downstairs toilet. The garage offers secure parking or additional storage space with internal access, enhancing the practicality and security of this exceptional home. With its blend of prime location, sophisticated living spaces, and exclusive amenities, your dream home awaits. Don't miss the opportunity to make it yours.

Settlement & Deposit Conditions: 30, 45, 60 days with 10% deposit is required. Any variation from these terms requires prior approval from the owner before making a formal offer or participating in auction. With 8 units on the block in total, Hume Council Rates approx. \$1,990 a year Yarra Valley Water approx \$158 a quarter plus usage, Owners corp fee - \$312.50 a quarter which includes your Building Insurance and common area. Stockdale & Leggo believes this information is correct but it does not warrant or guarantee the accuracy of the information. You should make your own enquiries, check the information and/or engaged the services of a qualified contractor. Certain information has been obtained from external sources and has not been independently verified.