

# 72 Gretel Grove, Melton, Vic 3337



## House For Sale

Wednesday, 13 December 2023

72 Gretel Grove, Melton, Vic 3337

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 582 m2**

**Type: House**



Kate McGlone  
0397468899

**\$449,000 - \$489,000**

Situated on a large 580m<sup>2</sup> (approx.), this home is the perfect investment opportunity. Located in a highly sought after pocket in Melton close by to all levels of schooling, High Street shops, childcare, parks, freeway access, and only a short distance to Woodgrove Shopping Centre, the positioning of this home is hard to beat. Walking through the front door you are greeted with the generously sized master bedroom featuring walk-in robe and ensuite. The large living area is adjacent to the master and provides ample space for the family and features a split system. This area flows seamlessly into the dining and kitchen area which boasts plenty of bench and storage space. This warm and welcoming home comprises of a further two bedrooms which are both great in size with built in robes and are serviced by the well positioned central bathroom. Outside this property is a great backyard with endless possibilities, featuring side access to a shed perfect for cars, trailers or caravans and holds plenty of space for the growing family, or space for another dwelling (STCA). Extra features of this property include: heating and cooling, ceiling fans, security doors, and so much more! This property currently has a tenant in place paying \$1,516 per calendar month in a fixed lease until 16/06/2024. This great opportunity will not last long so call 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.