

# 9 Melissa Grove, Vermont South, Vic 3133



## House For Sale

Thursday, 25 April 2024

9 Melissa Grove, Vermont South, Vic 3133

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 654 m2

Type: House



Gavin Hoo  
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Max Nicolaci  
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**\$1.4m - \$1.5m**

Immaculately presented inside and out, this single level 4-bedroom home set amid a succulent paradise offers a setting where the family can thrive. Not just an expansive home with 2 separate living areas and a private outdoor entertaining space, but the freedom of being able to walk to Vermont Secondary College, Livingstone Primary and the vibrant shopping and dining hub of Vermont South Shopping Centre. Instantly appealing from its lush tropical gardens and exposed aggregate driveway, the home welcomes you in with a grand lounge and dining room privately screened by the garden, turning the corner to showcase an elegant modern kitchen appointed in Bosch appliances - perfectly positioned to overlook the covered al fresco area and its tranquil gardens. A versatile second living space creates a dedicated zone for the growing family, with bedrooms set along the hallway including a north facing master bedroom with shower ensuite. A host of modern enhancements include new Bravis central heating, security cameras, a powered shed, allergy friendly flooring throughout, with 1.5kw solar array paying the premium tariff of 70 cents a kwh to slash your electricity bills. This is a rare chance to take your place in a tightly held cul de sac that offers a cut through walkway to the shops, beautiful nearby parkland including Bellbird Dell Reserve and Terrara Park, and impressive transport connections by bus and tram including the 742 bus to Chadstone and the 75 tram to Deakin University and the city.