

42 Barries Road, Melton, Vic 3337



House For Sale

Wednesday, 19 June 2024

42 Barries Road, Melton, Vic 3337

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 587 m2

Type: House



Sunil Gera
0430200150



Sunny Chopra
0420344444

\$479,000 - \$499,000

Reliance Real Estate and Sunil Gera proudly present 42 Barries Road, Melton – a prime property located in the highly sought-after Residential Growth Zone Schedule 1. This exceptional property offers an outstanding opportunity for subdivision, development, or a small business venture, ensuring future growth and investment potential.

Key Features:

- **Land Size:** An expansive 587 sqm (approx.), perfect for various development opportunities.
- **Bedrooms:** 2 well-appointed bedrooms, including a master suite with an ensuite and walk-in robe for ultimate comfort and convenience.
- **Bathrooms:** 2 modern bathrooms plus a separate toilet, designed for functionality and convenience.
- **Living Area:** A spacious living area that provides a comfortable and inviting space for relaxation and entertainment.
- **Kitchen and Dining:** The open-plan kitchen boasts stainless steel appliances, a walk-in pantry, and an adjoining meals area, ideal for family dining and gatherings.
- **Climate Control:** Ceiling fans and split system air conditioners ensure a comfortable living environment throughout the year.
- **Energy Efficiency:** Solar panels contribute to energy savings and environmental sustainability.

Development Potential: This property is situated in the Residential Growth Zone Schedule 1, making it an ideal candidate for subdivision or development. Whether you envision a multi-unit development, townhouses, or a small business, this location offers unparalleled potential.

Prime Location: 42 Barries Road is strategically located in Melton, providing easy access to a wide range of amenities:

- **Woodgrove Shopping Centre:** A short distance away, offering a variety of retail, dining, and entertainment options.
- **High Street Shops:** Convenient access to local shops and services.
- **Schools:** Proximity to reputable schools, making it an ideal location for families.
- **Public Transport:** Excellent access to public transport options, ensuring convenient commuting.
- **Cafes and Childcare:** Nearby cafes for leisure and various childcare facilities for young families.
- **Public Library and Clinics:** Close to the public library and medical clinics, ensuring all essential services are within reach.

This property is not just a home; it's an investment in your future. With its prime location, exceptional potential for growth, and proximity to key amenities, 42 Barries Road, Melton, offers an unrivalled opportunity for savvy investors and developers. Don't miss this exceptional opportunity to secure a property with immense potential in an unbeatable location. Sunil Gera on 0430 200 150 or Sunny Chopra on 0420 344 444 today to explore the possibilities at 42 Barries road, Melton. Please see the link below for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

DISCLAIMER: All stated dimensions are approximate only. Given are for general information only and do not constitute any representation on the part of the vendor or agent.