

**48 Ruislip Avenue, Melton South, VIC, 3338**



**House For Sale**

Wednesday, 4 September 2024

48 Ruislip Avenue, Melton South, VIC, 3338

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sandy Rana  
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## Rare Opportunity in Strathtulloh!

Reliance Real Estate – Melton proudly presents this 4-bedroom property located in the sought-after area of Strathtulloh. This rare opportunity will afford you a home designed to suit a growing family with lots of local amenities and attractions, both planned and existing, including Cobblebank Village, Opalia Plaza, Melton South Station Square Shopping Centre, Cobblebank Stadium, quite a few school options are available, a vast array of entertainment and dining opportunities and the upcoming Melton Hospital.

From the moment you enter the house you will be mesmerized by the size and aesthetics. This stunning home comprises of 4 generously sized bedrooms including Master bedroom with an En-suite and massive Walk-in-robe. The remaining 3 bedrooms are all generously sized and includes built in robes and serviced by light & bright central bathroom.

There is a multipurpose room that can serve as a lounge, entertainment space or a theatre room Family living flows seamlessly from your stylish kitchen into your open plan living/meals area and leading outside. The kitchen is very functional and well-equipped with a stunning Caesarstone benchtop with an extended breakfast bench and ample storage space, 900mm quality stainless steel appliances, tiled splash back.

### Other Features Include:

- Porcelain tiles throughout the house
- Double Car garage with Internal Access
- Butlers Pantry
- Study/Retreat Area
- Spacious Laundry with overhead cupboards
- High Ceiling
- Downlights throughout the house
- Refrigerated heating & Cooling with split zoning
- Low maintenance yards
- 25 Years of structural warranty.

Don't miss out on this impressive home. Book in your appointments now - this one will not last! Please call Sandy Rana on 0406 922 222 or Mansi Ray on 0410 422 222.

(Photo ID is required at all Open for Inspections)

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