

**71 Grace Street, Melton South, Vic 3338**



**House For Sale**

Wednesday, 10 July 2024

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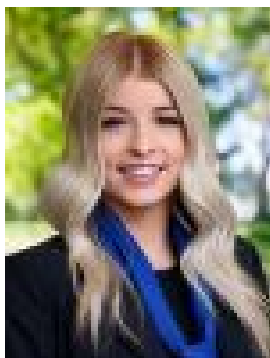
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 581 m2**

**Type: House**



**Britteny Cooke**

0426211338

## **\$469,000 - \$499,000**

Situated on a large 586m<sup>2</sup> (approx.) block of land, this charming home has been meticulously cared for by its current owners, making it the perfect opportunity to move straight in. Located in a highly sought after pocket in Melton South close by to all levels of schooling, childcare and preschool centres, parks, freeway access, and only a short walk to the Melton Train Station, the positioning of this home is hard to beat. The front of the property offers not only privacy but security with a front fence and gated carport with a sizable concreted porch to enjoy your morning coffee. With extensive concreting all your car parking is made easy with multiple options. Walking through the front door you are met with a foyer, giving the sense of space as to what is offered with the new floorboards that flow through the main hall and meals area. Down the hall, the generously sized master bedroom features a built-in robe and stunning semi-ensuite. This warm and welcoming home comprises of a further two bedrooms which are all great in size and serviced by a bright updated central bathroom boasting a spa bath. The large living area provides ample space for the family and also features new carpet with plenty of natural light. This area is overlooked by the meals area which flows into kitchen which was updated and features a freestanding 600mm gas cooktop and oven while showcasing plenty of bench and cupboard space. Outside this property is an amazing backyard, complete with pergola perfect for entertaining, plenty of grass and amazing gardens. The carport also offers drive through access to the shed, providing additional space for extra car, trailer, caravan or the workshop you have been looking for. Extra features of this property include: ducted heating, evaporative cooling, solar panels, roller shutters, CCTV cameras, security doors, big shed, gated carport and so much more! 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.