



## 13 Mourn Street MELTON SOUTH VIC

4 2 4

This is living at its very best! With walking tracks all at your front door, this huge family home sits on the edge of everything great about Waterford estate. Contemporary family residence, grand entrance, quality fixtures and fittings throughout set the high standards to this modern day classic. Comprising: four bedrooms with BIR (master boasting WIR and ensuite) large formal lounge room, rumpus/theatre room, spacious open plan living and dining area overlooked by a sleek kitchen complete with breakfast bar and ample cupboard space and stone benchtops. Sliding doors seamlessly combine the inside without revealing a stunning entertainer's alfresco area complete with separate space for the kids to play. Additional features include: ducted heating/cooling, outdoor kitchen, ample storage, alarm system, oversized double remote garage with side excess and stunning landscaped garden surrounds. Appreciate quality, call today.

**Land Size** : 572 sqm

**View** : <https://www.ypa.com.au/7399058>



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.