



## 9 Grosvenor Court MELTON WEST VIC

4  2  2 

Situated in a quiet court location in Melton West on approximately 630m<sup>2</sup> land, this currently tenanted family home will surely tick off all your boxes.

Comprising of 4 large bedrooms with BIRs (master with WIR and ensuite), huge formal lounge room, central bathroom and large open plan living/dining area overlooked by modern renovated kitchen.

Outside features front and back yard low maintenance gardens, large undercover pergola area and drive through access from double lockup garage.

Other features of this fantastic home include: ducted heating and cooling, \$350 p/w rental return and so much more.

Call today to book your inspections.

**Land Size** : 630 sqm

**View** : <https://www.ypa.com.au/7399101>



**Mark Edwards**  
0422 017 068

