

# ypa



**42 Barries Road MELTON VIC**

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A great value, centrally situated, family home makes for a fantastic investment or first home. With close proximity to schools, shops, bus stops. Featuring fully equipped kitchen with stainless steel appliances overlooking dining area, front large living, renovated central bathroom and 2 generous sized bedrooms (Master with full ensuite and walk in robe). Set upon a 587m<sup>2</sup> (approx) block, you will find a pergola build for entertaining all year round, drive through/side access to huge garage with mans cave at back great for storing the family cars, boats etc. Extra features include; blinds, air conditioning, heating, and perfectly manicured yards. Potential rental return of \$300 approx per calendar week.

**Land Size** : 587 sqm

**View** : <https://www.ypa.com.au/7399107>



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