

# ypa



**13 Cook Road MELTON SOUTH VIC**

**3  2  2 **

Looking for an investment property to obtain huge future financial gains? This fantastic home perfectly positioned on a massive 873m<sup>2</sup> (approx) block, has so much character and endless potential. Located within walking distance from Melton train station, all levels of schooling, medical centre and brand new shopping centre precinct, you would be hard pushed to find a more appealing investment location. Comprising of three generous size bedrooms, 2 separate large lounge rooms, dining area with feature lighting, renovated ensuite and central bathroom, this exclusive grade renovation is complemented by a spacious and tastefully designed timber kitchen. Other extras include heating and cooling, double lock up garage, brand new floor tiling throughout the property, alfresco area, separate laundry with external access and much more. Truly a rare opportunity to purchase a property with the potential to build your investment portfolio. Call today to find out more

**Land Size** : 873 sqm

**View** : <https://www.ypa.com.au/7399113>



Cook Rd