



## 12 Irving Road MELTON VIC

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Looking for an investment property or family home that has prime subdivision potential (STCA) to obtain huge future financial gains? This fantastic home perfectly positioned in Meltons Residential Growth Zone and situated on a large 615m<sup>2</sup> (approx) block awaits your vision.

**Land Size** : 616 sqm  
**View** : <https://www.ypa.com.au/7399434>

Located within walking distance from Woodgrove Shopping Centre, medical centres, all levels of schooling and recreation, as well as freeway access, you would be hard pushed to find a more appealing location.

This potential filled home sits on a sturdy concrete slab and comprises of: three generous size bedrooms, large lounge room, meals area, central bathroom, semi-ensuite, spacious kitchen and large rear yard with plenty of side access.



**Mark Edwards**  
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This family home in Meltons Grown Zone can be your next



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.