



## 2/21 Cambrian Way Melton West VIC

3 1 2

Situated in an ideal pocket of Melton West on a generous allotment of 400m<sup>2</sup> this home is close by to schools of all levels (including Wedge Park Primary School only being 100m away), public transport, parks, Melton Waves Leisure Centre, Woodgrove Shopping Centre and so much more. This charismatic home is ideal for first home buyers, downsizers or investors.

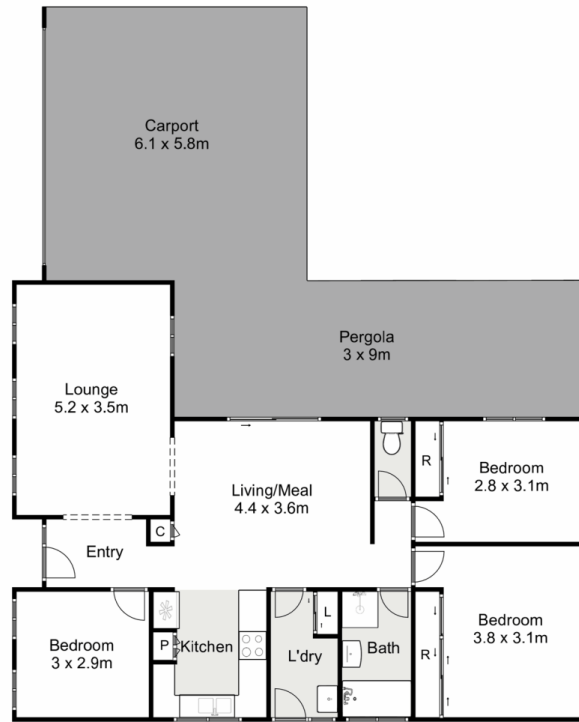
Upon entering this beautiful home you are greeted by a large and light filled living area perfect to accommodate a growing family. The wonderfully renovated kitchen is well appointed and contains induction hot plate, 40mm stone bench tops, huge matte black sink, ample storage and bench space all overlooking the large dining area.

This property comprises of three bedrooms, most containing built in robes that are serviced by a bright and

**Price** : \$ 480,000  
**Land Size** : 400 sqm  
**View** : <https://www.ypa.com.au/7400306>



**Ryan Anders**  
0434 900 300



## 2/21 Cambrian Way, Melton West

YPA

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.

