

## 31 Rathdowne Circuit Melton West VIC

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Located in a beautiful pocket of Melton West on a 560m<sup>2</sup> (approx.) this fantastic home is within close proximity to schools, public transport, Woodgrove Shopping Centre, medical centres, parks and more, making it the ideal home for families and investors.

**Price** : \$ 489,000

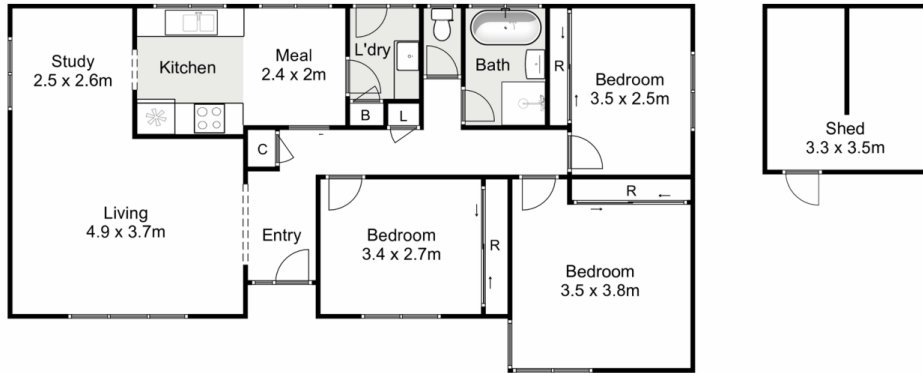
**Land Size** : 560 sqm

**View** : <https://www.ypa.com.au/7400314>

Upon entering this gorgeous modernised home with hard-wood floorboards throughout you are greeted by a large and light filled living area perfect to accommodate a growing family, this flows through to the well-appointed brand new kitchen and formal dining area; containing an untouched oven, cooktop and dishwasher, ample storage and plenty of bench space which overlooks the meals area. The 3 bedrooms are the rear of the home all with large built-in robes and are serviced by a bright and stunning renovated central bathroom with a beautiful free standing bathtub, floor to ceiling tiles and separate toilet.



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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.

