



## 49 Argyll Circuit MELTON WEST VIC

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Situated on fantastic block of 737m<sup>2</sup>, this property is a unique opportunity for a savvy investor. Located in Melton West close by to all amenities including: Woodgrove Shopping Centre, bus stops, parks, all levels of schooling and so much more, this property is the perfect opportunity for a smart investor wanting huge potential.

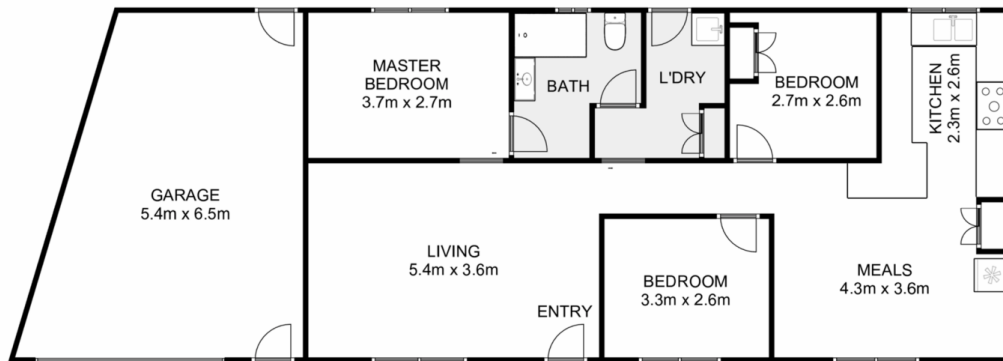
With two dwellings situated on the one block, this property has massive potential with the option to subdivide for huge future gain. Both properties are already currently rented with fantastic tenants meaning a steady rental income of \$34,680 per annum. But with a small cost to subdivide, the profit potential skyrockets.

The beautifully renovated front unit is cosy and immaculately cared for, comprising of three bedrooms, one bathroom with two-way access from the master and

**Price** : \$779,000 - \$829,000  
**Land Size** : 737 sqm  
**View** : <https://www.ypa.com.au/7834988>



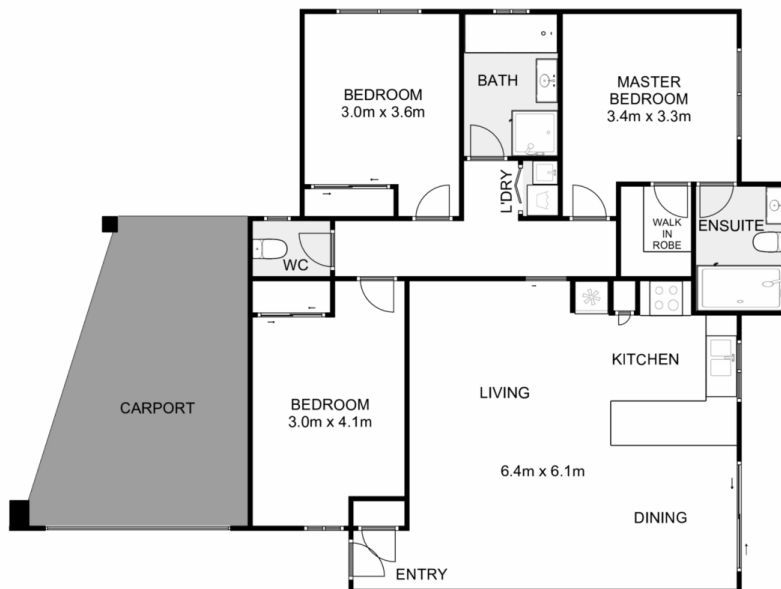
**Kate McGlone**  
 0401 853 244



## 49 Argyll Circuit, 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.



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