



## 2/44-50 Phillip Street MELTON SOUTH VIC

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This beautiful unit is situated in the heart of Melton South is just moments away from all amenities, including public transport, schools, Woodgrove Shopping Centre & Station Square Shopping Precinct, Melton Train Station, parklands, walking tracks, and easy freeway access. Whether you're looking to move in or invest this property is a wonderful opportunity to start or add to your property portfolio.

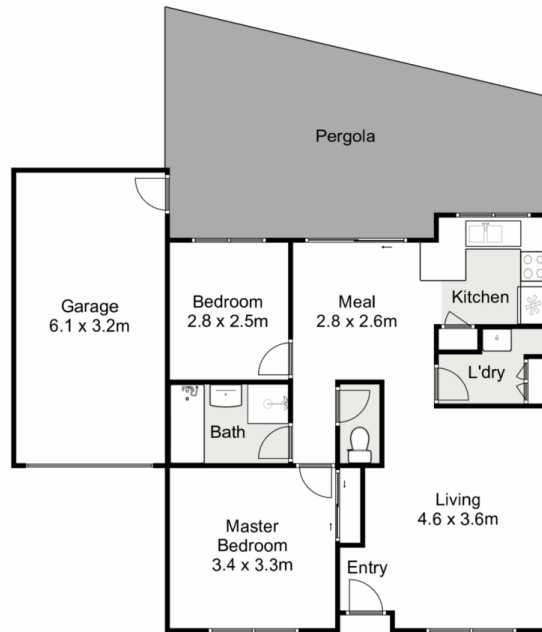
This home comprises of two good sized bedrooms that are serviced by the central bathroom featuring a bath and a separate toilet. The living & dining area overlooked by a well-equipped kitchen showcasing stainless steel appliances, double sink and ample cupboards. Moving outside the backyard is low maintenance with concreting, huge pergola and grass.

Special features of this home include: split system, solar

**Price** : \$339,000 - \$369,000  
**Land Size** : 151 sqm  
**View** : <https://www.ypa.com.au/7988690>



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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.

