



35 Callanan Drive Melton South VIC

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YPA Melton presents this great opportunity in the heart of Melton South. This generous block of land of 586m² (approx.) is perfect for any buyer whether it be a first home, dream project or the start/addition to your property portfolio or to potentially subdivide (STCA). This property could not be better located being close to all major amenities, including Melton Train Station, all levels of schooling, childcare, parks, Woodgrove Shopping Centre, bus stops, and much more.

Upon entry, you are greeted with a living area that is large enough to host the whole family and also includes a convenient split system ideal for climate control all year round. Moving through this large space you are met with the dining/kitchen area, with the kitchen boasting gas cooktop, retractable tea towel holder, ample bench and cabinetry, as well as easy access to your backyard.

Price : \$ 510,000

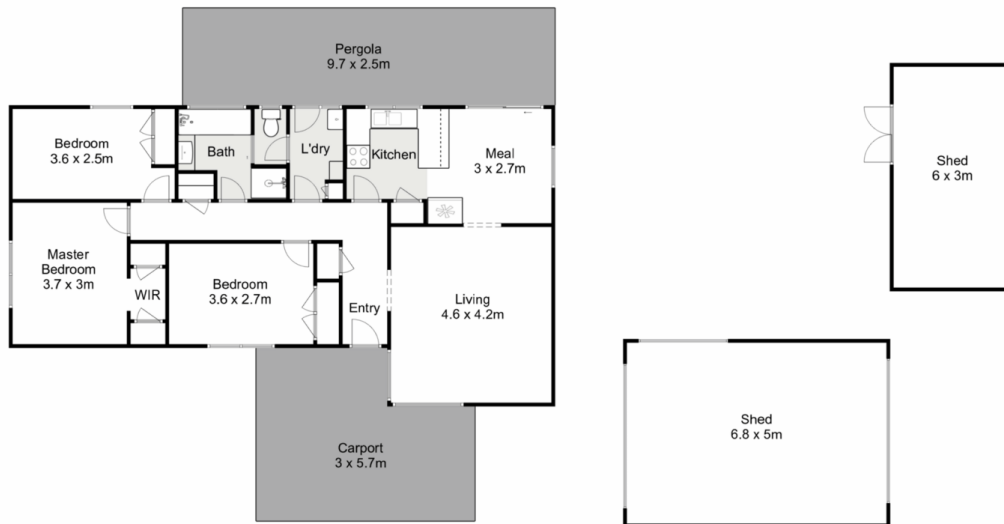
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

