

## 176 Coburns Road Melton VIC

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Prime real estate in the heart of Melton! Perfectly located on a main road with excellent high level exposure. this impressive property is positioned on a whopping 655m<sup>2</sup> allotment(approx) and offers unbeatable potential.

**Price** : \$ 621,000  
**Land Size** : 655 sqm  
**View** : <https://www.ypa.com.au/8447693>

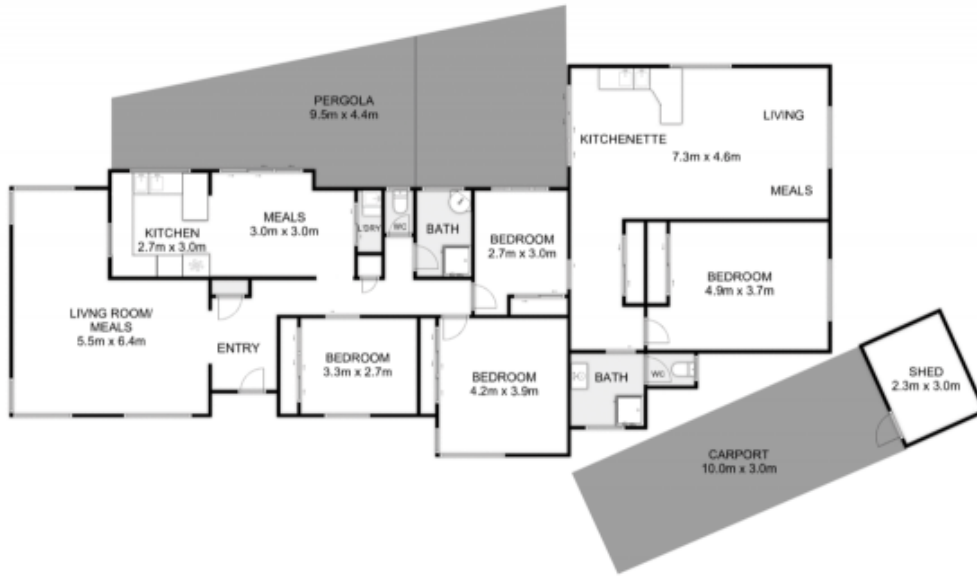
Within short walking distance to Woodgrove Shopping Centre and Melton Waves, and directly opposite Melton Secondary College , this location is second to none.

Close proximity to bus stops, childcare, multiple medical practices, freeway access and all essential amenities - making it an outstanding choice for families, businesses, or investors.

The site presents a fantastic opportunity for development, including potential unit projects or business use (Subject to Council Approval), and is next door to an established



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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.

