



## 40 Quail Crescent Melton VIC

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Located just moments away from schools, shops, public transport, freeway access and positioned on a great size allotment of (661m<sup>2</sup> approx.), this property shows endless potential for one lucky buyer.

Comprising of three bedrooms, central bathroom, large formal lounge and open kitchen and meals area. Moving outside, you will find a spacious and pleasing backyard with enough room for the kids to play and side access to accommodate vehicles and equipment.

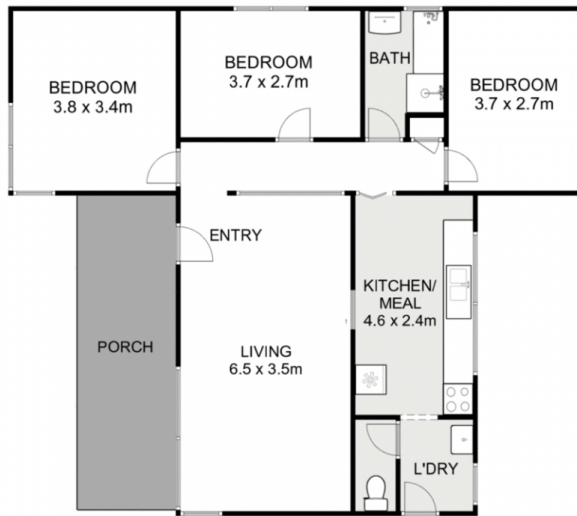
This home is an eye catcher for investors, renovators and developers. Call today to arrange your inspection.

Auction to be held on 25/10/2025 @ 1:00pm AUCTION  
CONDITIONS: -30-60 Day Settlement -10% Deposit

**Price** : \$ 471,000  
**Land Size** : 661 sqm  
**View** : <https://www.ypa.com.au/8503417>



**Mark Edwards**  
0422 017 068



## 40 Quail Crescent, Melton

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.

