

## 74 Exford Road Melton South VIC

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Brimming with potential and positioned in sought after Melton South, this neatly presented and well located family home presents an excellent opportunity for first-home buyers, renovators or investors.

**Price** : \$ 520,000

**Land Size** : 586 sqm

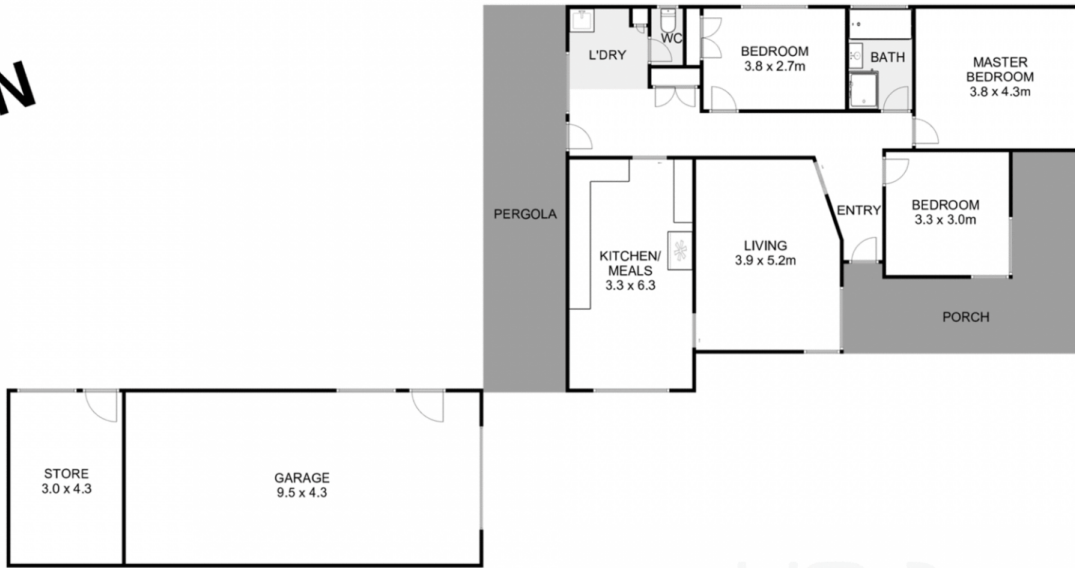
**View** : <https://www.ypa.com.au/8585107>

Set on a great sized allotment of 586m<sup>2</sup> (approximately) the home offers a solid foundation with great scope and potential to update and modernise. Inside, the layout features three well-sized bedrooms, a central bathroom with both shower and bath, and a spacious lounge complete with a cosy wood heater. The adjoining kitchen and dining area provides a practical space ready for enhancement, while year-round comfort is supported by a split system air conditioner.



**Cory Cassar**  
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Additional features include a secure front fence, single garage, and established gardens including vegetable patch



YPA

## 74 Exford Road, Melton South

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.

