



17 Joan Street Melton VIC

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Welcome to 17 Joan Street, Melton ? a rare and exciting opportunity positioned in one of Melton's most promising growth corridors. Set within the Residential Growth Zone on an expansive 2,475m² (approx.) allotment, this exceptional property comes complete with an approved permit for 11 units, making it an outstanding prospect for developers, investors, and land bankers seeking substantial future returns.

Perfectly located in a peaceful, well-established pocket of central Melton, this address places convenience at your doorstep. You're just moments from Woodgrove Shopping Centre, the vibrant High Street Shopping Precinct, and recreational facilities including Melton Waves Leisure Centre. Quality primary and secondary schools, childcare centres, medical facilities, public transport options, and the Melton Train Station are all within easy reach ? ensuring strong lifestyle appeal for future occupants or tenants.

Price : \$ 1,060,000
Land Size : 2467 sqm
View : <https://www.ypa.com.au/8632492>



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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.

