



## 16 Essex Drive MELTON VIC

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. Located in a highly sought after pocket in Melton close by to all levels of schooling, childcare and preschool centres, parks, freeway access, and only a short distance to Woodgrove Shopping Centre, the positioning of this home is hard to beat.

. Walking through the front door you are greeted with higher ceilings and hardwood floors. The three bedrooms located within the property are all generously sized and feature built in robes with extra storage with the main bedroom featuring a reverse cycle air-conditioner. While all being serviced by the immaculately kept central bathroom featuring spa bath, larger shower and extended feature tiling.

. The living area provides an idealistic retreat for the family to enjoy, with a large open area to utilise and accompanied by a split system to provide comfort in any weather. This is further accompanied by the meals area perfectly situated

**Price** : \$420  
**Land Size** : 623 sqm  
**View** : <https://www.ypa.com.au/8684314>



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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.

