



Melton South, 13 First Avenue

Low-Maintenance Home in a Great Location!
APPLICATIONS NOW OPEN

LJ Hooker Property Point presents 13 First Avenue, Melton South —a fantastic home offering plenty of space and potential for those looking to make their mark. This property comprises four bedrooms, a spacious living area, and a well-appointed kitchen, perfect for modern family living.

- The home boasts four well-sized bedrooms, with the master featuring a built-in robe, and the additional three rooms offering ample space for growing families. One of the bedrooms could easily double as a study or home office, providing flexibility for your family's needs.
- The kitchen is conveniently positioned to overlook the meals/dining area, making it easy to interact with family while preparing meals. It features a spacious design with ample storage and bench space, ensuring functionality and ease of use for the everyday chef.
- A spacious living area offers a comfortable space for the whole family to relax and unwind. The addition of a study nook provides a quiet corner for work or study, while a

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For Lease
Please Call

View
ljhooker.com.au/1HFXFCK

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second rumpus room offers potential as a fifth bedroom or a dedicated entertainment area.

- Step outside and enjoy the large undercover pergola, ideal for entertaining guests or relaxing outdoors. The pergola leads to a massive backyard with plenty of space for children, pets, or the potential to create your dream outdoor retreat.
- The expansive backyard is a blank canvas with enormous potential, perfect for anyone looking to create their own outdoor haven. With plenty of room for a garden, a pool, or outdoor play equipment, the space is versatile and ready for your personal touch.
- Additional features include a double-car garage with convenient internal access, ceiling fans in key living areas, and air conditioning to ensure year-round comfort. Garden sheds offer extra storage space, while the property's excellent position ensures easy access to all local amenities.

13 First Avenue, Melton South is hard to beat. With easy access to the Western Freeway, Woodgrove Shopping Centre, and Melton South Train Station, everything you need is just moments away. The home is ideally situated close to schools, including Al Iman College, and a variety of shops, making it perfect for busy families. With a large 594m² (approximately) block and convenient amenities at your doorstep, this property presents a fantastic opportunity for growth and investment. It's the ideal location for families looking for both convenience and lifestyle.

Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on www.findmyschool.vic.gov.au as of 14/11/2024. Identification is required on entry to all private and public inspections.

More About this Property

Property ID	1HFXFCK
Property Type	House
Land Area	594 sqm

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