



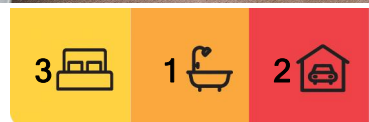
## Melton South, 10 Second Avenue

Prime Location

This delightful house is perfectly situated in the growing Melton South, making it an ideal choice for a great investment property, or move in. The property offers a blend of comfort and convenience.

### Key Features:

- **Spacious Living Area:** The open-plan living and dining area is bright and airy, perfect for relaxation.
- **Modern Kitchen:** Renovated kitchen features, ample bench space, and modern finishes.
- **Side Access:** The property features convenient side access, providing easy entry to the back yard or allowing for additional storage and parking options with garage/workshop.
- **Prime Location:** Located just a short distance from the train station, commuting into the city or surrounding areas couldn't be easier. Whether you work locally or need to travel for business, you'll save valuable time with this unbeatable location.
- **Nearby Amenities:** In addition to being near the train station, this house is close to shops,



**For Sale**  
\$460,000 - \$505,000

**View**  
[ljhooker.com.au/R1KHWU](http://ljhooker.com.au/R1KHWU)

**Contact**  
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**(03) 8797 5588**

schools, parks, and other local amenities, ensuring everything you need is within easy reach.

•Subdivision Potential: With a generous 544sqm approx land size this property offers the exciting potential for subdivision (S.T.C.A). Whether you're looking to build additional dwellings, invest for the future, this property opens up a world of possibilities.

Don't miss out on this fantastic opportunity to secure a comfortable and well-located home. Call Zoe Crooks on 0426 796 001 today!

DISCLAIMER: 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. Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

## More About this Property

Property ID	R1KHWU
Property Type	House
Land Area	543 m2

### Zoe Crooks 0426 796 001

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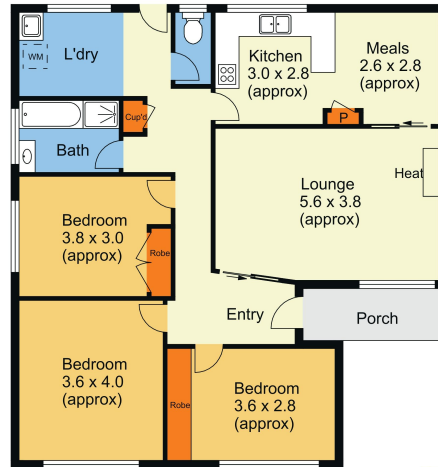
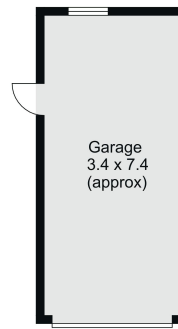
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10 Second Avenue Melton South VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are place for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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