



13 Bridge Road, Melton South

Your Next Smart Move

Located in a thriving and well-connected area, this well-presented property offers exceptional value for investors, developers, or families alike. Set on a generous block of 585sqm approximately, the property offers exciting subdivision potential (STCA), making it a smart long-term asset. Positioned in a prime location within close proximity to reputable schools, Melton South & Cobblebank train stations, bus stops, and an array of new residential and commercial developments, all contributing to the area's continued growth and demand.

The home features a practical floor plan with comfortable living spaces, comprising of 3 generous sized bedrooms, all fitted with built in robes. Central bathroom and separate shower to accommodate the family. The side access gate provides easy entry through to the garage/workshop, ideal for extra parking, storage, or trades.

Special features include:

- Garage/Workshop
- Updated Hybrid floor boards
- Updated Cooktop/Oven
- Updated Power Board
- Freshly painted through-out
- Roller shutters
- Evaporative heating/cooling

3  2  2 

FOR SALE

Contact Zoe Crooks

AGENTS

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Anuj Narwal
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AGENCY

LJ Hooker Melton
(03) 8797 5588

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Whether you're looking to move in, lease out, or explore your options, this is a property that offers flexibility and future growth. Contact Zoe Crooks on 0426 796 001 today!
PHOTO ID REQUIRED FOR ALL INSPECTIONS

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 DETAILS

Property ID	R4JHWU
Property Type	House
Land Area	585 m2

Zoe Crooks 0426 796 001

Sales Director | zoe.crooks@ljhmelton.com.au

Anuj Narwal 0410 120 588

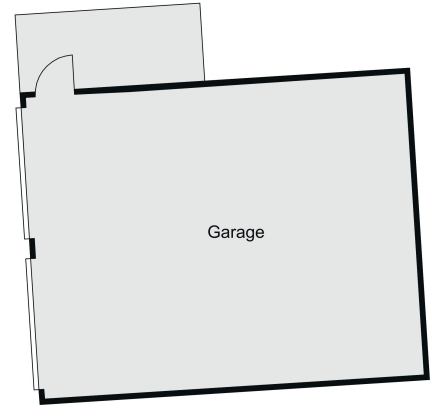
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13 Bridge Road Melton South VIC

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.

 **LJ Hooker**

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 **LJ Hooker**