

17 Babina Avenue, Melton South

## Perfect for investors!!




NDIS-Approved 3-Bedroom Home - Prime Investment or Comfortable Living in Melton South

Discover a rare opportunity to secure a fully NDIS-approved property designed for comfort, accessibility, and long-term value in the fast-growing suburb of Melton South.

This modern 3-bedroom, 3-bathroom residence combines thoughtful design with premium inclusions to meet Specialist Disability Accommodation (SDA) standards-making it ideal for investors seeking stable returns under the NDIS scheme, or for occupants who value independence, safety, and style.

### Key Features

- 3 spacious bedrooms, each with built-in storage and private or semi-private bathrooms for ultimate convenience.
- 3 fully accessible bathrooms, featuring step-free showers, grab rails, and modern fittings designed for ease of use and safety.
- Open-plan living and dining areas with wide hallways and accessible transitions between indoor and outdoor spaces.
- Contemporary kitchen with quality appliances, ample bench space, and wheelchair-friendly access.
- Climate control throughout for year-round comfort.
- Secure parking and landscaped surroundings designed for low maintenance and functionality.
- NDIS/SDA compliant - ready for immediate occupancy or investment.

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### FOR SALE

\$500,000- \$550,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Melton  
(03) 8797 5588

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



### Location Highlights

- Situated in Melton South, one of Melbourne's fastest-growing corridors.
- Close to public transport, schools, medical facilities, and local shopping centres.
- Easy access to the Western Freeway, connecting you to Melbourne CBD in under an hour.

### Ideal for Investors

With high demand for NDIS-compliant housing and strong government-backed rental returns, this property represents a secure, socially responsible investment opportunity with consistent yields and long-term tenancy potential.

Don't miss this opportunity to invest in comfort, compliance, and community.

Contact us today to arrange a private inspection or to request the full investment information pack.

### MORE DETAILS

Property ID                      RH3HWU  
Property Type                  House

**Yohanna Saad 0423 523 061**

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