







5 Phillip Street, Melton South

OFFER ACCEPTED!!!!!

5 Phillip Street, Melton

Positioned on a generous 726sqm (approx.) allotment, 5 Phillip Street presents an outstanding opportunity for investors, families and developers seeking a property offering both immediate rental income and future potential.

Currently leased privately to long-term tenants returning $525 per week, the property provides a solid income stream from day one while the substantial landholding offers the
potential to explore subdivision or future development (STCA).

The home offers a spacious and functional floorplan comprising four bedrooms and three bathrooms, including an ensuite, along with separate lounge and dining areas providing
plenty of space for comfortable family living.

The kitchen is equipped with 900mm appliances, while the home also features ducted heating, evaporative cooling and ceiling fans throughout for year-round comfort. The main
bedroom includes a built-in robe and ceiling fan, while additional bedrooms offer built-in robes and ceiling fans, with two bedrooms featuring ensuites. Outside, the property provides a side access gate,

4 2 2

FOR SALE
OFFER ACCEPTED!!!!

VIEW
By Appointment

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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.

pergola, synthetic grass and shed, creating a practical and low-maintenance outdoor environment.

Property Highlights
- 726sqm (approx.) allotment
- Four bedrooms
- Three bathrooms
- Main bedroom with built-in robe and ensuite
- Additional bedrooms with built-in robes
- Separate lounge and dining areas
- Kitchen with 900mm appliances
- Ducted heating
- Evaporative cooling
- Ceiling fans
- Side access gate
- Pergola
- Synthetic grass
- Shed
- Currently leased privately to long-term tenants
- Current rental return of $525 per week
- Potential subdivision/development opportunity (STCA)

Whether you're looking to secure a strong investment, accommodate a growing family or explore the future development potential of a substantial block, 5 Phillip Street offers a versatile opportunity in a sought-after location.

Inspection is highly recommended to appreciate the space, landholding and potential this property has to offer.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

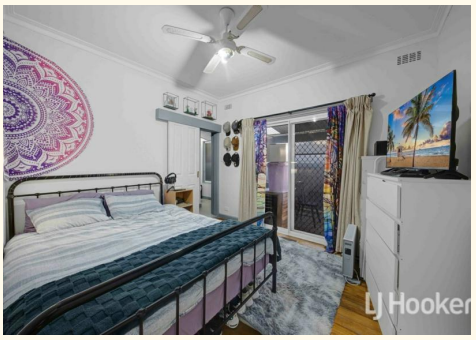
Contact us today!

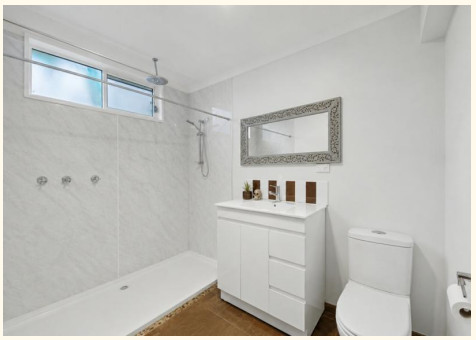
Lj Hooker TEAM welcomes you and looks forward to meeting you at the inspections.

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 Checklist:
http://www.consumer.vic.gov.au/duediligencechecklist











MORE DETAILS

Property ID	S2YHWU
Property Type	House
Land Area	723 m2

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Floor Plan



5 Phillip St, Melton South VIC 3338

*This floorplan is for illustration purposes only and no warranty is given to its accuracy.Purchasers are advised to carry out their own investigations.
All the Dimensions are approximately .

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