



## Melton South, 6 Kingsford Avenue

Spacious home in great location!

This spacious home, nestled in a sought-after location within Melton South, the property is perfect for families, first home buyers or investors looking for a solid opportunity in a growing neighbourhood. Lots of potential to renovate and make your own. Located within close proximity to Melton South Train Station, Schools, bus stops, parks, shops, and more!

The open-concept living and dining areas are bright and inviting, seamlessly flowing into the kitchen equipped with plenty of bench space and cupboard space. Comprising of 4 generous sized bedrooms, master featuring full ensuite and robe.

Step side to the spacious yard, sitting on a 594sqm approx. rectangle block. Side access through to yard is an added bonus.

Whether you're looking for a home to settle into or an investment that promises strong future returns, this property offers both immediate comfort and long-term value in an



**Disclaimer:** 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.



**For Sale**  
\$450,000-\$490,000

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

**Contact**  
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**LJ Hooker Melton**  
**(03) 8797 5588**

unbeatable location! Contact 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

<b>Property ID</b>	HYXHWU
<b>Property Type</b>	House
<b>Land Area</b>	594 m2

### Zoe Crooks 0426 796 001

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



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