



## Melton South, 79 Exford Road

### Family home or great investment

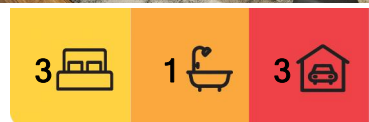
Welcome to this beautifully maintained home, perfectly situated in a highly sought-after location within Melton South. This charming property offers an ideal combination of comfort and convenience. This home is move-in ready and waiting for you to make it your own.

The inviting exterior boasts excellent curb appeal, with a secured front gate and a welcoming entrance. Inside, you will find an open-concept living and dining area flowing seamlessly into the kitchen, creating a warm and inviting atmosphere. Comprising of 3 spacious bedrooms all with built in robes, central bathroom and large windows through-out, allowing natural light to flood the rooms.

A cosy pergola is the perfect outdoor retreat, offering a charming and comfortable space to relax, entertain, or enjoy your surroundings in any season. A large backyard perfect for the kids to play and pets to enjoy. One of the standout features of this property is the convenient side access to the garage, offering easy entry for vehicles.



**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**  
Contact Zoe Crooks

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

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

Offering an incredible investment and development opportunity (S.T.C.A) making it an ideal choice for those looking to expand their portfolio or capitalize on future growth potential. Located near local amenities, multiple schools, parks, bus stops, Melton South Train Station, and with easy access to everything the area has to offer.

Contact Zoe Crooks today on 0426 796 001.

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>	KRFHWU
<b>Property Type</b>	House
<b>Land Area</b>	589 m2

### Zoe Crooks 0426 796 001

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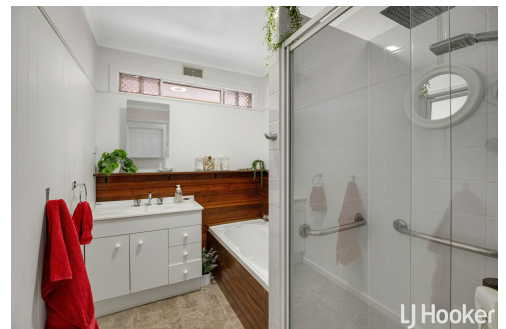
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## 79 Exford Road Melton South VIC

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.



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