

9 Second Avenue, Melton South

## Immaculate Family Home in RGZ1!

Rarely comes an opportunity when an immaculate home like this in the heart of Melton RGZ-1 Zone comes up for sale!




Lj Hooker proudly presents this well-kept, spacious 3 Bedroom home sitting on a great sized block of approx 536sqm.

Leave your car at home as this home is located in the Residential Growth Zone (RGZ1) and within walking distance of the Melton Train Station, Coles, other shops and schools.

This brilliant 3 bedroom property offers:

- Master bedroom : Generous sized master bedroom with a good sized built-in-robe.
- Spacious bedrooms (2) with built-in-robos
- Open living area located close to kitchen and dining space with an abundance of sunlight
- Renovated kitchen with plenty of cupboard space, complete with stainless steel appliances and walk-in pantry
- Renovated central bathroom and separate toilet
- Additional powder room for added convenience

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.

3  1  2 

**FOR SALE**  
**OFFER ACCEPTED!!!!**

### AGENTS

Vinay Kumar  
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Ricky Singh  
0415 307 406  
ricky.singh@ljhmelton.com.au

### AGENCY

LJ Hooker Melton  
(03) 8797 5588

 **LJ Hooker**

- Dedicated Rumpus, living and kitchen areas
- Refrigerated cooling & heating
- Double carport, outdoor entertainment area and a secured gate where you can park a trailer or bike
- Front fencing for added safety and security
- Generous sized backyard with a spacious outdoor entertainment area and a shed!

This amazing property has a lot to offer, come through for an inspection and it will surely impress!

(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	RDSHWU
Property Type	House
Land Area	538 m2
Including	Toilets (2)

**Vinay Kumar 0415 316 382**

Sales Executive | [vinay.kumar@ljhookerbm.com.au](mailto:vinay.kumar@ljhookerbm.com.au)

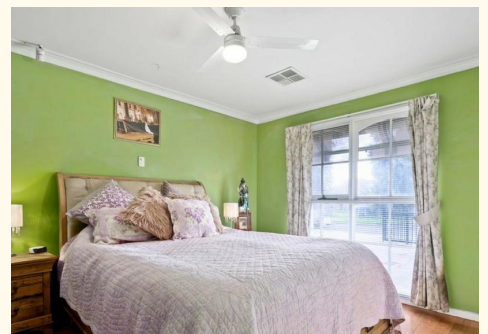
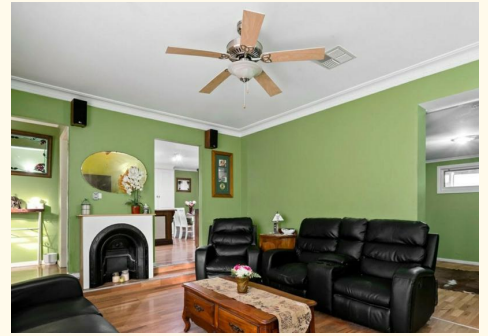
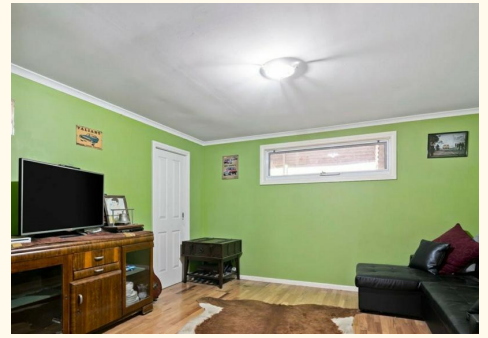
**Ricky Singh 0415 307 406**

Sales Agent | [ricky.singh@ljhmelton.com.au](mailto:ricky.singh@ljhmelton.com.au)

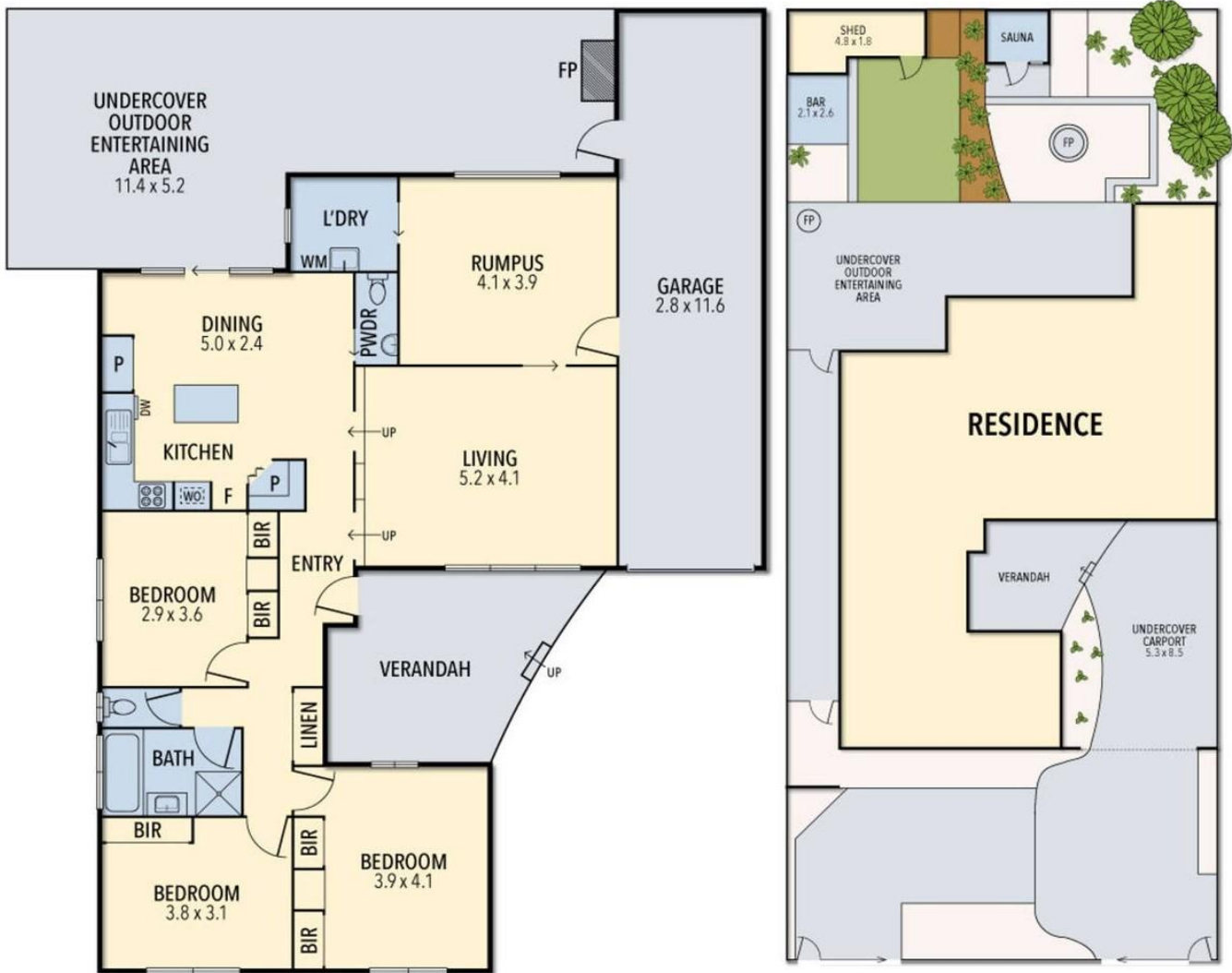
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# 9 SECOND AVENUE, MELTON SOUTH



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

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