






13 Vista Drive, Melton

3  1  2 

Invest, Develop or Live - The Choice is Yours

Set on an impressive 606sqm (approx.) rectangular block, this 3 bedroom home presents a great opportunity to secure a property with limitless potential in one of the area's most sought-after pockets.

Whether you're a developer seeking a subdivision opportunity (STCA), an investor chasing strong returns, or a family wanting a spacious home with room to grow, this address delivers on every front.

Inside, you'll find a comfortable floorplan featuring three generous bedrooms, a light-filled living area, a functional kitchen, and plenty of scope to modernise and add value. The expansive rear yard offers excellent access and space, making it perfect for future projects or outdoor living.

Location highlights:

- Close to quality schools, shops, public transport
- Situated in a thriving community with strong growth prospects

Opportunities like this are in high demand. Contact Zoe Crooks on 0426 796 001.

FOR SALE
\$490,000 - \$520,000

AGENTS

Zoe Crooks
0426 796 001
zoe.crooks@ljhmelton.com.au

Anuj Narwal
0410 120 588
anuj.narwal@ljhmelton.com.au

AGENCY

LJ Hooker Melton
(03) 8797 5588

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.

 **LJ Hooker**

PHOTO ID REQUIRED FOR ALL 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 Check List:
<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID	R9KHWU
Property Type	House
Land Area	606 m2

Zoe Crooks 0426 796 001

Sales Director | zoe.crooks@ljhmelton.com.au

Anuj Narwal 0410 120 588

Director | anuj.narwal@ljhmelton.com.au

LJ Hooker Melton (03) 8797 5588

307 High Street, MELTON VIC 3337

melton.ljhooker.com.au | admin@ljhmelton.com.au



Floor Plan



13 Vista Dr, Melton VIC 3337

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