

38 Gretel Grove, Melton

Family Comfort, Future Potential & Unmatched Convenience on 547m² (Approx.)

Positioned in one of Melton's most established and highly convenient pockets, this beautifully maintained four-bedroom residence presents an exceptional opportunity for families, first-home buyers, and savvy investors seeking a move-in-ready home with long-term upside.

Set on a generous 547m² (approx.) allotment, the home offers a practical and spacious floorplan designed for comfortable everyday living, while the property's residential zoning adds an additional layer of future appeal for buyers looking at development possibilities down the track (STCA).

Upon entry, you are welcomed into a light-filled interior where quality floorboards flow through the main living areas, creating a durable and low-maintenance finish for everyday life. The home comprises four well-proportioned bedrooms, all fitted with carpet for added comfort, including a privately positioned master bedroom complete with ensuite, while the remaining bedrooms are serviced by a central family bathroom.

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FOR SALE
\$529,000- \$579,000

VIEW
Sat 13th Jun @ 10:00AM - 10:20AM

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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.

 **LJ Hooker**

The kitchen and adjoining living and dining zones are designed for easy family functionality, offering ample space for everyday meals, entertaining, and relaxed gatherings. A dedicated dining area enhances the home's practicality and flow, making it ideal for growing families.

Stepping outside, the property continues to impress with a secure fully fenced backyard, providing a safe and private space for children and pets.

There is also ample room for outdoor entertaining, future shedding, or further enhancements. Car accommodation is well catered for with a covered carport plus additional off-street parking.

For added peace of mind, the home is equipped with x4 security cameras, offering enhanced security and comfort for everyday living.

Location is where this home truly shines - within walking distance to local parklands including Gretel Grove Reserve, public transport options, and only moments from Coburn Primary School, Melton Secondary College, Melton Train Station, High Street shopping amenities, and a short drive to Woodgrove Shopping Centre, everything a family needs is close at hand.

Whether you're looking to move straight in, lease out immediately, or secure a property with future flexibility, this is a complete package in a location that continues to perform.

Enquire today to secure this fantastic opportunity.

Call Yohanna Saad on 0423 523 061 for your private inspection.

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	RW5HWU
Property Type	House
Land Area	547 m2
Including	Ensuite Toilets (2)

Yohanna Saad 0423 523 061

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Zoe Crooks 0426 796 001

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

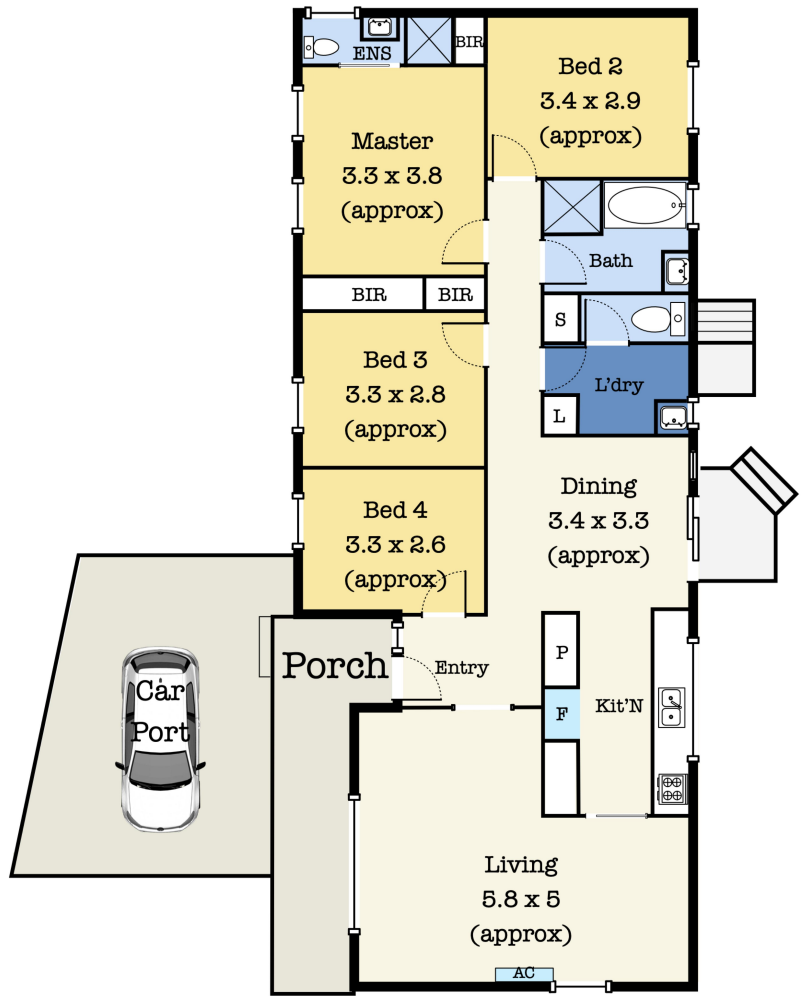
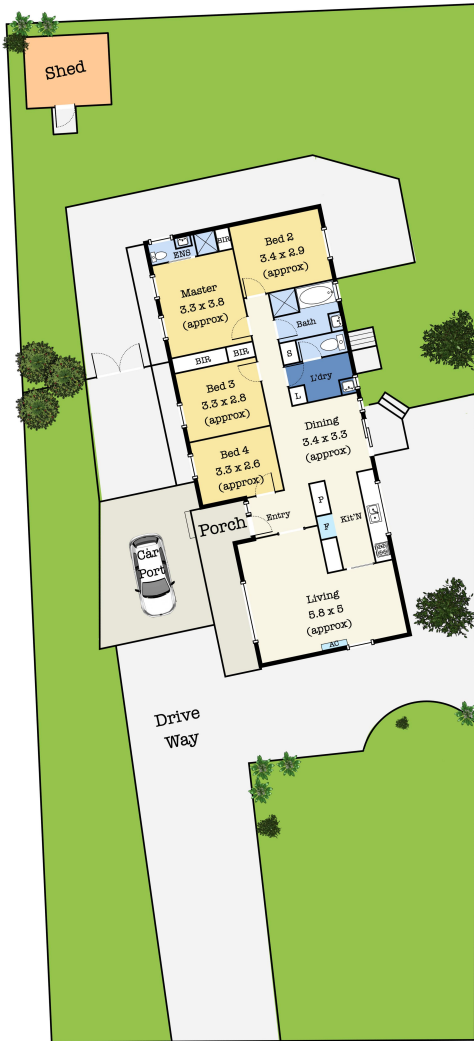
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Floor Plan



38 Gretel Grove, Melton VIC 3337

*This floorplan is for illustrative 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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