



## 13 Cook Road MELTON SOUTH VIC

3 2 2

Irrespective of whether you are an investor looking for that perfect portfolio addition or a buyer looking for a property to call home, this exciting piece of real estate is the one for you, perfectly positioned on a massive 862m<sup>2</sup> (Approx.) corner block, this home has so much character and endless potential.

Located within walking distance from Melton train station, medical centres, public transport, brand new shopping district and all levels of schooling, you would be hard pushed to find a more appealing investment location.

Comprising of three bedrooms, two separate large lounge rooms with separated by your meals area as well as a beautifully renovated kitchen fitted with timber panelled cabinetry, central bathroom plus ensuites, this exclusive home is complimented by a wonderful corner block location

**Land Size** : 862 sqm  
**View** : <https://www.ypa.com.au/7382911>



**Shane O'Brien**  
 0431 766 082



## 13 Cook Road, Melton South

every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. an is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

