



## 45 Barries Road MELTON VIC

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A great value, centrally situated, true family home makes for a fantastic investment or first home. With close proximity to schools, shops, bus stops and the Melton Train Station. Featuring fully equipped kitchen overlooking dining area, open large living, renovated central bathroom and 3 generous sized bedrooms all with new carpet and floor boards to remaining areas. Set upon a 553m<sup>2</sup> approx block, you will find a pergola built for entertaining all year round, potential drive through/side access great for storing the family cars, boats etc. Extra features include; blinds, air conditioning, heating, NBN internet, garden shed and perfectly manicured yards. Potential rental return of \$290 approx per calendar week.

**Land Size** : 553 sqm

**View** : <https://www.ypa.com.au/7398992>



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