



## 9 Exell Avenue MELTON SOUTH VIC

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Looking for a family home or investment property, that has prime location to obtain huge future financial gains?

This fantastic home perfectly positioned on a large 590m<sup>2</sup> (approx) block, has so much character and endless potential. Located within walking distance from Melton South train station, medical centres, shops and all levels of schooling, you would be hard pushed to find a more appealing location.

Comprising of four generous size bedrooms with BIRs (master with WIR and ensuite), large lounge room, meals area, central bathroom and complimented by its spacious kitchen, updated with stainless steel appliances. Other extras include heating, cooling, dishwasher, timber flooring separate laundry, low maintenance yards.

Take this opportunity to secure your next family home or expand your investment portfolio, call today to find out more and organise your inspection.

**Land Size** : 590 sqm

**View** : <https://www.ypa.com.au/7399345>



**Shane Spiteri**  
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## 9 Exell Avenue, Melton South

ypa

Whilst 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. This plan 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.

