



## 74 Scott Street MELTON VIC

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Set on a large allotment of 624m<sup>2</sup> (approx.), this amazing opportunity is situated right in the heart of Melton; close to shops, schools, public transport, parklands Everything!

Comprising of a large formal living area upon entry, three bedrooms, a bright and modern central bathroom, a beautifully renovated kitchen featuring ample bench space and storage, with adjoining meals area and a great sized functional laundry provides everything required to make this property your next family home or investment.

Moving outside, the home is further complimented by more than enough room to run and play, to entertain guests and enjoy the outdoors and offers ample under-cover car accommodation.

Special features include: heating, cooling, beautiful front

**Land Size** : 624 sqm

**View** : <https://www.ypa.com.au/7399489>



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The floor plan shows a house with the following layout and dimensions:

- Bedrooms (3):**
  - Bed 4.4 x 2.6 (approx)
  - Bed 3.5 x 3.4 (approx)
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- Bathroom (1):** Labeled 'BATH'.
- Living Areas:**
  - Lounge: 6.5 x 3.7 (approx)
  - Dining: 2.6 x 2.5 (approx)
  - Kit'n (Kitchen): 3.5 x 2.5 (approx)
- Other Rooms:**
  - PVD (Paved Area)
  - Side Access: 2.8
  - Car Port
  - Porch
  - W.I.R. (Wardrobe)
  - Lin'dry (Linen/Drying Room)
  - Storage: 1.5 x 1.5 (approx)
- Outdoor Areas:**
  - Aviary
  - Shed
  - LN (Lawn)

