



## 32 Scott Street Melton VIC

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Situated in the heart of Melton close by to all the town has to offer sits this great home on 583m<sup>2</sup>(approx.) which is perfect for any downsizer, first home buyer or investor and offering potential for future sub-division (STCA). Located just a short stroll to Melton Town Centre, schools of all levels, Melton Waves Leisure Centre, recreational reserves, public transport and shops, this home will tick all of your boxes. The gardens are well maintained from the front garden to the back garden, welcoming you into the warm home.

Entering this home, you are greeted by the spacious entry area which leads through to the three spacious bedrooms all with built-in robes and are all serviced by the updated central bathroom. The living quarters consist of a generously sized lounge room, adjoining to the lounge room is the meals area leading to the kitchen area with

**Price** : \$ 445,000  
**Land Size** : 583 sqm  
**View** : <https://www.ypa.com.au/7780522>



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## 32 Scott Street, Melton

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.

