



## 52 First Avenue MELTON SOUTH VIC

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Situated in the sought pocket of Melton South boasting a generous 558m<sup>2</sup>(approx.) block, this property sits in close proximity to all amenities including schooling of all levels including Coburns Primary School, Melton South Primary School, Melton Christian College, Staughton College and Al Iman College. The property also sits within a five minute walk to the Station Square Shopping Complex and allows easy access to the Western Freeway, Melton Train Station, bus stops, parks and so much more.

As you walk through the front door you will be immediately greeted by the open living area that hosts updated floorboards that flows throughout the property, upgraded corning, feature ceiling, split system and enough space for the whole family to utilise. This sits adjacent to the dining and kitchen area, which has been tastefully updated and features 40mm stone benchtops, soft close cabinetry,

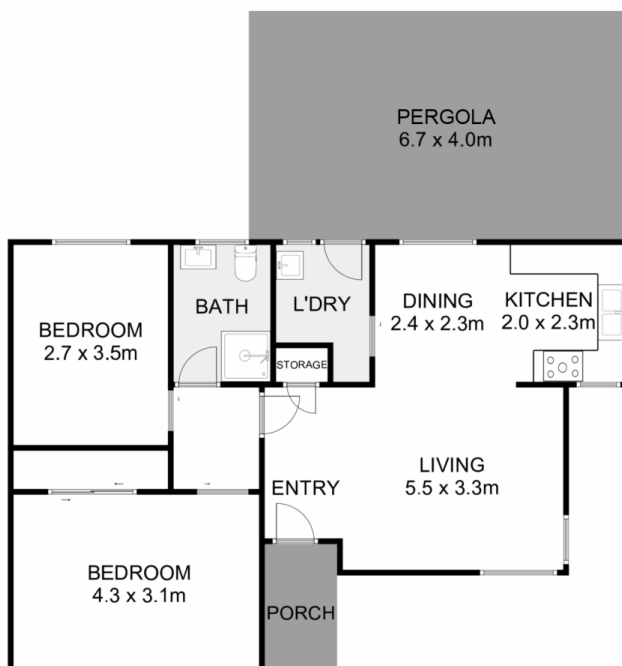
**Price** : \$419,000 - \$459,000  
**Land Size** : 558 sqm  
**View** : <https://www.ypa.com.au/8155381>



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## 52 First Avenue, Melton South

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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.

