



## 12 Sturt Road Melton South VIC

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Nestled on an expansive 585m<sup>2</sup> (approx.) block in the ever-popular Melton South, this property boasts a prime location close to a variety of key amenities, including Al Iman College, Staughton College, Melton South Primary School, and St. Anthony's Primary School. With convenient access to the freeway, Melton Train Station, local bus routes, and nearby parks, this home is perfect for both investors and families.

Upon entering, you'll find a light-filled, spacious lounge area that sets a welcoming tone, ideal for family gatherings or unwinding at the end of the day. Flowing seamlessly from the lounge is the dining area, providing a great space for family meals. The well-maintained kitchen features a durable laminate benchtop, a cooktop, rangehood, and ample cabinetry, ensuring practicality and ease of use.

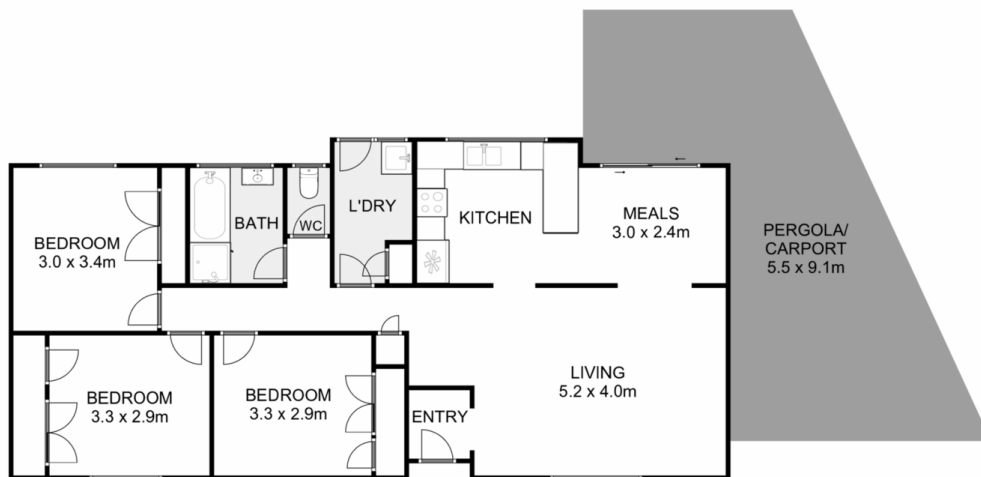
**Price** : \$469,000 - \$499,000  
**Land Size** : 585 sqm  
**View** : <https://www.ypa.com.au/8167692>



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## 12 Sturt Road, 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.

