



2 Earl Place, MELTON WEST, VIC 3337

Spacious Family Living on a Massive 825m² (Approx.) Allotment with Exciting Subdivision Potential-STCA

Welcome to 2 Earl Place, Melton West, a fantastic family home set on a whopping 825m² (approx.) allotment, tucked away in a peaceful court within one of Melton West's most established and family-friendly neighbourhoods. Offering generous indoor living, an expansive backyard, and exceptional convenience, this property presents an outstanding opportunity for first-home buyers, growing families, investors, or those looking to renovate, extend, or explore future potential (STCA).

Perfectly positioned in the heart of Melton West, this home enjoys easy access to everything your family needs. Melton West Primary School is just moments away, making the school run quick and convenient. You'll also be only minutes from Woodgrove Shopping Centre, one of the largest shopping centres in Melbourne's west, offering supermarkets, specialty retailers, caf  s, restaurants, medical facilities, and everyday essentials.

For recreation and family enjoyment, you'll love being close to Melton Waves Leisure Centre, featuring indoor and outdoor swimming pools, a gym, fitness classes, and aquatic facilities. Nearby Navan Park provides open green spaces, walking tracks, playgrounds, and picnic areas for the whole family to enjoy.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 12P1108

SALE DETAILS

\$629,000 To \$679,000

CONTACT DETAILS

Wyndham City

Level 1, 4 Wedge Street
South

WERRIBEE, VIC
03 8400 0008

Amann S Jadaun

0410 158 156

Commuters will appreciate the convenience of Melton Train Station, local bus services, and easy access to the Western Freeway (M8), providing a straightforward commute to Melbourne CBD and surrounding suburbs.

Property Features:

* **Massive 825m² (approx.) allotment offering exceptional space and future potential (STCA)**

- * Spacious and functional family floorplan
- * Generous-sized bedrooms
- * Central family bathroom with separate toilet
- * Light-filled living and dining areas
- * Functional kitchen with ample cupboard and bench space
- * Expansive backyard with plenty of room for children, pets, or future improvements
- * Split-system air conditioner for year-round comfort
- * Quiet court location in a family-friendly neighbourhood

Whether you're looking to move straight in, renovate over time, invest, or secure a substantial parcel of land in a convenient location, this property offers outstanding value, lifestyle, and future potential.

- * Melton West Primary School
- * Woodgrove Shopping Centre
- * Melton Waves Leisure Centre
- * Navan Park
- * Melton Train Station
- * Western Freeway (M8)

For further information or to arrange an inspection, contact:

Nik Malik ☎ 0448 177 619

Amann Jadaun ☎ 0410 158 156

Elders Wyndham City

Disclaimer: Elders Wyndham City and its representatives have made every effort to ensure the accuracy of the information provided. However, we accept no responsibility for any errors, omissions, or inaccuracies. Interested parties are advised to make their own inquiries and refer to the Due Diligence Checklist provided by Consumer Affairs Victoria. consumer.vic.gov.au/duediligencechecklist

- Land Area 825.00 square metres
- Bedrooms: 4
- Bathrooms: 2

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- Car Parks: 6









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Measurements are approximate. Not to Scale. Illustrative purposes only.