

\$460,000 - \$480,000

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59 Leafy View Esplanade HARKNESS VIC



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 59 Leafy View Esplanade HARKNESS VIC

Priced to sell!

- Year Built 2013
- Rental Appraisal \$360 - \$380 per week
- Council Rates \$1,609 p.a.
- North-facing
- Arnolds Creek Primary School P-6
- Melton Secondary College 7-12
- Ducted heating throughout
- Reverse cycle split unit x 1

Situated on the corner of Chanticleer Avenue and Leafy View Esplanade, this four bedroom home has a commanding view over the Melton West Memorial Park and Gilgai Woodlands Nature Conservation Reserve. Situated near parks, schools, shopping and transport.

Master bedroom with ensuite bathroom. Other three bedrooms all with built in wardrobes. Family bathroom, proper laundry, double garage with internal access. North facing open plan kitchen and living / dining area is bathed in natural light and opens to a small deck area and landscaped back yard.

Enjoy everything the Melton area has to offer. Located within walking distance to primary and pre-schools. Neighbourhood serviced by 459 bus to Woodgrove Shopping Centre and Melton Station. Easy walking distance to Arnold's Creek Primary School and Arnold's Creek Kindergarten.

For more information, please contact Ashwin Sharma.

1. Arnold's Creek Children's and Community Centre.
Multipurpose venue for a vibrant local community.

2. Melton West Memorial Park.
Adjoining Melton Gilgai Woodlands Nature Reserve.

3. FoodWorks
A short walk to the local supermarket.

Disclaimer:

Little Real Estate has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this document which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary. No duty of care is assumed by Little Real Estate toward the recipient with regard to the use of this information and all information given is given without responsibility.

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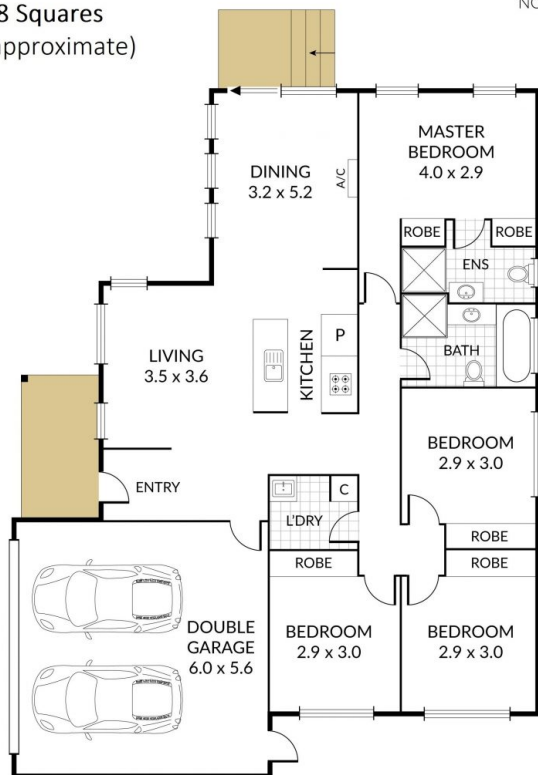
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Total Build Area :
18 Squares
(approximate)



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.