



SMSF Suitable

\$691,000.00

4 2 1

**Lot 1410, 4 Effron Close,  
Melton South**

Land Size	252m <sup>2</sup>
House Area	180m <sup>2</sup>
Completion Forecast	June-26

### Rental Estimate

4 Bedrooms	\$500/week
Total Yearly	<b>\$26,000.00</b>

### Features & Inclusions:

- 2740MM Ceiling Height
- 2340mm High Doors
- 40mm Stone Benchtops to Kitchen
- 20mm Stone Benchtops to Bathrooms
- Upgraded Bathroom Vanities
- Tiled Shower Bases
- Upgraded Tapware
- Upgraded Door Handles
- Kitchen Appliances
- Overhead Cabinets in Kitchen
- Laminate/Tiled Flooring
- Front and Rear Landscaping
- Holland Blinds
- Heating & Cooling
- Much Much More.....

10% Deposit

Balance at Settlement

- ✓ Turnkey
- ✓ High Upgrades
- ✓ 7 Star Energy Rating
- ✓ Growth Corridor
- ✓ Low Maintenance





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Green

The **Perfect** Place to Live





Rees Rd

Woodgrove Shopping Centre

Western Freeway

Melton South Primary School

Exford Rd

Bunnings

Al Iman College

Melton Train Station

Melton Station Square shops

Orchard Green Parkland

Orchard Green Wetland

Future Road

Proposed Sporting Reserve

Proposed Govt School



Opalia Plaza



Exford Rd



Exford Rd

Walton St

Orchard Green Parkland

Orchard Green Wetland

Rees Rd

Opalia Shopping Centre Under Construction

Proposed Govt School

Proposed Sporting Reserve

Existing Homes

Existing Homes



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*Naturally – The Perfect Place to Live, Orchard Green is the most sought after residential estate in Melton South. Conveniently located only minutes to respected public and private schools, train station and great local parks. Orchard Green Estate offers a variety of premium allotments welcoming a community for people looking to make a new start.*

Register your interest today to be part of this new and vibrant community.

[orchardgreen.com.au](http://orchardgreen.com.au)

Call 1300 452 766

**JASON**  
real estate

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