Property Package

Fixed Price - Full Turnkey

Maplewood Stage 13

1316 Hogan Street Melton South VIC 3338



$782,457

LAND PRICE $340,000	LAND SIZE M² 350.0
BUILD PRICE $442,457	BUILD SIZE M² 142.81 + 54.1
LAND REGISTRATION Q1 2027	EST. RENTAL RETURN P/W $840/$880

A master-planned community only minutes from Melton Town Centre. Maplewood offers easy access to Melbourne's CBD via the Western Freeway and the Deer Park Bypass, as well as Melton Train Station which provides direct access to Flinders Street and Southern Cross Stations. There are numerous schools surrounding the estate including; Melton Regional Catholic College, Staughton College and Al Iman College, as well as various other secondary schools, primary schools and pre-schools. Woodgrove Shopping Centre and Coburn Central Shopping Centres are conveniently located nearby boasting major supermarkets as well as a multitude of speciality stores. If you're looking for entertainment Reading 5 Cinema Complex is just down the road showcasing the latest blockbuster movies for your viewing pleasure. Melton Reservoir is

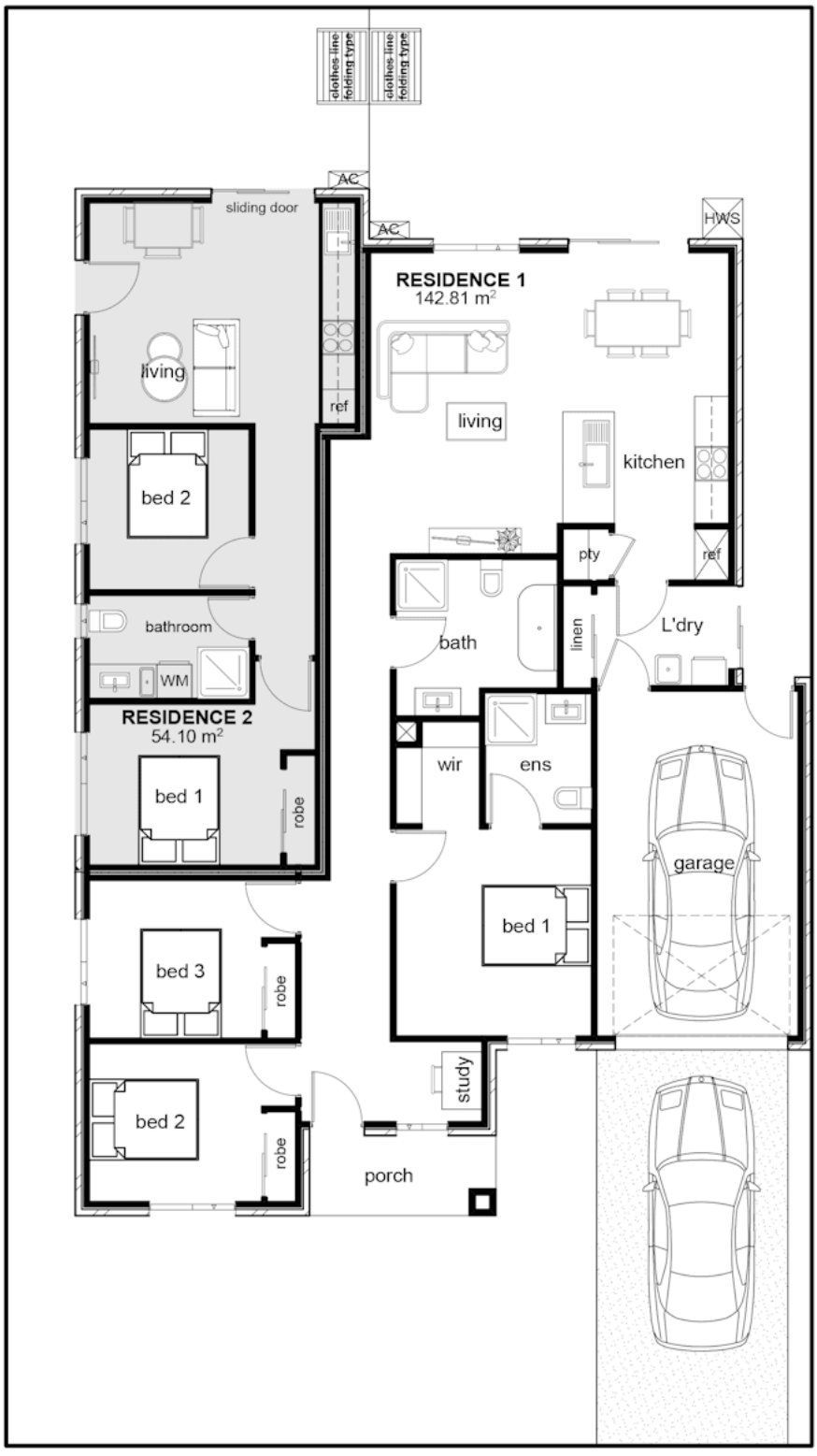
SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

DUAL KEY

Total Area	142.81 + 54.1 m²

3+2	2+1	2



Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.