



2 Mircella Pl, Melton West



## "Dual-Income Gem with \$852 Per Week Return – Plus Huge 834m<sup>2</sup> Block"

Prime Dual-Income Opportunity – 2 Mircella Place, Melton West

Positioned in a highly sought-after pocket of Melton West, 2 Mircella Place presents an exceptional investment with the rare versatility of dual living. This expansive 5-bedroom, 3-bathroom residence with a rumpus room and two fully equipped kitchens is purpose-built for large families, multi-generational living, or astute investors chasing strong returns.

### Dual Living with Immediate Income

A standout feature is the self-contained Granny Flat setup – ideal for independent living, extended family, or as a rental stream. Currently returning a gross rental of \$850

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Price \$795,000-  
\$820,000

Property Type Residential

Property ID 1782

Land Area 834 m<sup>2</sup>

Floor Area 200 m<sup>2</sup>

### Agent Details

Ross Cooper – 0409 325 411

### Office Details

Residential

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per week, this additional accommodation delivers instant cash flow with potential for further growth.



### Large Allotment, Prime Location

Set on a generous 834m<sup>2</sup> block, the property offers substantial outdoor space for entertaining, gardening, or potential future enhancements (STCA). Families will appreciate the short stroll to Woodgrove Shopping Centre and the easy, safe walk to local schools and amenities.

### Key Investment Highlights

- Two complete living zones – perfect for dual occupancy or rental flexibility
- Immediate rental return – currently achieving \$805 per week
- 5 bedrooms + rumpus + 3 bathrooms + 2 kitchens
- Large 834m<sup>2</sup> allotment with outdoor entertaining options
- Walk to shops, schools, parks, and public transport

Whether you're seeking a high-yield investment, a home for your extended family, or a property with adaptable living arrangements, 2 Mircella Place offers an outstanding opportunity in one of Melton West's most convenient and tightly held locations.

Properties with this level of flexibility and return potential are rarely available.

### Agent's Comments

"A rare dual-living property with an annualized gross return of \$44322.00, all on a generous 834m<sup>2</sup> block in a prime location. Perfect for investors or families needing space and flexibility." – Ross Cooper

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