

# \$349,995 - 1256 Sun Circle W, Melbourne

MLS® #1023826

## \$349,995

4 Bedroom, 2.00 Bathroom, 1,395 sqft  
Residential on 0.29 Acres

Rivermont Estates Subd, Melbourne, FL

Located in a desirable neighborhood off Eau Gallie Blvd, this move-in ready 4-bedroom, 2-bathroom home with a 1-car garage and shed sits on a spacious 0.29-acre lot. The property offers ample parking for extra cars, TWO RV Class A parking ramps, One installed, One potential, and a boat, providing plenty of room for all your toys as well as yard space for entertaining.

Included are an updated Wi-Fi thermostat, pinpad locks, mounted smart TVs, and more.

This property currently cash flows as a successful rental. Situated in a no-HOA community, you're just minutes from the Eau Gallie Arts District, beaches, and upscale dining at places like Frigates and Pineapples. With easy access to airports, the Space Center, Cocoa Beach, and Disney World, this home perfectly combines space, convenience, and investment potential.

Built in 1955

## Essential Information

MLS® #	1023826
Price	\$349,995
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,395



Acres	0.29
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1256 Sun Circle W
Area	323 - Eau Gallie
Subdivision	Rivermont Estates Subd
City	Melbourne
County	Brevard
State	FL
Zip Code	32935

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Sewer Connected
Parking	Attached, Detached, Garage
# of Garages	1

### **Interior**

Appliances	Dishwasher, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air, Electric
# of Stories	1

### **Exterior**

Exterior	Concrete, Stucco
Lot Description	Other
Roof	Shingle
Construction	Concrete, Stucco

### **School Information**

Elementary	Croton
Middle	Johnson
High	Eau Gallie

### **Listing Details**

Listing Office	Compass Florida LLC
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