



256 Bulmans Road, Melton West

Spacious Family Living with Dual Access in a Prime Melton West Location

Perfectly positioned in one of Melton West's most convenient and family-friendly locations, this beautifully maintained home offers the ideal combination of space, comfort and practicality. Set on a generous 749sqm (approx.) allotment, this inviting residence is perfect for families seeking room to grow while enjoying easy access to everyday amenities.

Filled with natural light, the home features a functional floorplan designed for comfortable living. At its heart is a well-appointed kitchen complete with ample cupboard space, generous bench space and 600mm stainless steel appliances, overlooking the adjoining meals and living area. A second living zone provides added versatility, making it ideal as a family room, children's retreat, home office or games room.

The spacious master bedroom includes a private ensuite, while the remaining bedrooms are well-proportioned and serviced by a central family bathroom.

4 2 4

FOR RENT
\$480 per week

VIEW
Tue 28th Jul @ 4:35PM - 4:50PM

AGENTS
Shubham Dhuhan
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AGENCY
LJ Hooker Melton
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Designed for year-round comfort, the home is equipped with ducted heating, evaporative cooling, split system heating and cooling, plus solar panels to help reduce electricity costs. Front roller shutters offer additional privacy, security and peace of mind.

Step outside to an expansive undercover pergola, creating the perfect space for entertaining family and friends all year round. The property also boasts a double garage with rear roller door access, additional side access ideal for securely storing trailers, boats or caravans, and a separate garage/workshop offering excellent storage or the perfect space for hobbies and projects. The generous backyard provides plenty of room for children to play and pets to enjoy.

Ideally located within close proximity to quality schools, childcare centres, parklands, shopping centres, public transport and all the amenities Melton West has to offer, this exceptional home delivers a lifestyle of comfort, convenience and flexibility.

Features include:

- Spacious master bedroom with ensuite
- Well-appointed kitchen with 600mm stainless steel appliances
- Multiple living areas
- Ducted heating
- Evaporative cooling
- Split system heating & cooling
- Solar panels
- Front roller shutters for added security
- Double garage with rear roller door access
- Side access for trailers, boats or caravans
- Separate garage/workshop
- Large undercover entertaining area
- Generous backyard on approximately 749sqm

This is a fantastic opportunity to secure a spacious family home in a highly sought-after location.

Enquire today to arrange your inspection. Ideal for families or professionals, this home ticks all the boxes. Don't miss out-book your inspection today!

Contact : Shubham 0410817856

- ****PHOTO ID REQUIRED AT ALL INSPECTIONS****

Disclaimer: We have in preparing this document used our best endeavors to ensure that the information contained in this document is true and accurate but accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements in this document.

Prospect renters should make their own inquiries to verify the information contained in this document and refer to the due diligence checklist provided by Consumer Affairs. Click on the link for an updated copy of the due diligence checklist from Consumer Affairs.

<http://www.consumer.vic.gov.au/duediligencechecklist>

MORE DETAILS

Property ID S1FHWU
Property Type House

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