



4 Melrose Court, Berwick

## Endless Opportunity on 817m2 (Approx.) - Prime Berwick Court Location

Positioned at the end of a quiet and tightly held court in one of Berwick's most sought-after pockets, this comfortable lovely family home sits proudly on a massive approximately 817m2 allotment, offering immediate lifestyle appeal with outstanding future redevelopment potential (STCA).

Surrounded by established gardens and enjoying a peaceful, private setting, the home itself is generously proportioned and ideal for families, investors or those looking to landbank in a blue-chip location.

Inside, the residence features three well-sized bedrooms, all with built-in robes, serviced by a large updated central bathroom and WC. Multiple living zones enhance everyday comfort, including a formal lounge at the front with gas heating, flowing through to the central kitchen and expansive family living area.

The kitchen is well appointed with stainless steel appliances, including gas cooktop, electric under-bench oven and rangehood, complemented by a solid timber benchtop, ample cupboard space

3 1 2

**FOR SALE**  
\$775,000 - \$825,000

**VIEW**  
Wed 18th Feb @ 6:00PM - 6:20PM

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**



and warm timber flooring that continues through to the open dining area with a split system air conditioner. The large rear family room is complete with a wood heater, creating a welcoming space for year-round living.

Double timber doors open to a decked and brick-paved pergola, perfect for relaxing or entertaining while overlooking the beautifully landscaped gardens-an ideal spot to enjoy your morning coffee in total privacy.

The backyard is cleverly zoned into two distinct areas: one showcasing established gardens, and the other offering a lawn, shed and large water tank, providing flexibility for families today and redevelopment tomorrow. Additional features include a double tandem carport, fully brick-paved front yard and a private front fence, enhancing both security and street appeal.

Whether you're seeking a comfortable family home, a solid investment with strong rental potential, or a future development site on a substantial block, this property delivers on all fronts.

Ideally located within walking distance to parks, local shopping and primary, secondary and tertiary schools, and just minutes from Berwick Village, Eden Rise Shopping Centre, hospitals, train station and effortless access to the Monash Freeway, this is a rare opportunity in a premium Berwick location.

A property rich in lifestyle, land and long-term potential - opportunities like this are increasingly rare.

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## MORE DETAILS

Property ID	1XFXBBS
Property Type	House
Land Area	817 m2

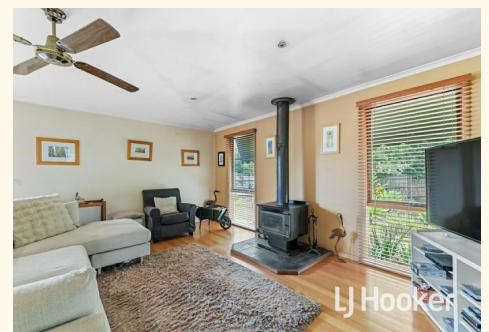
**Darren Saxon 0418 341 722**

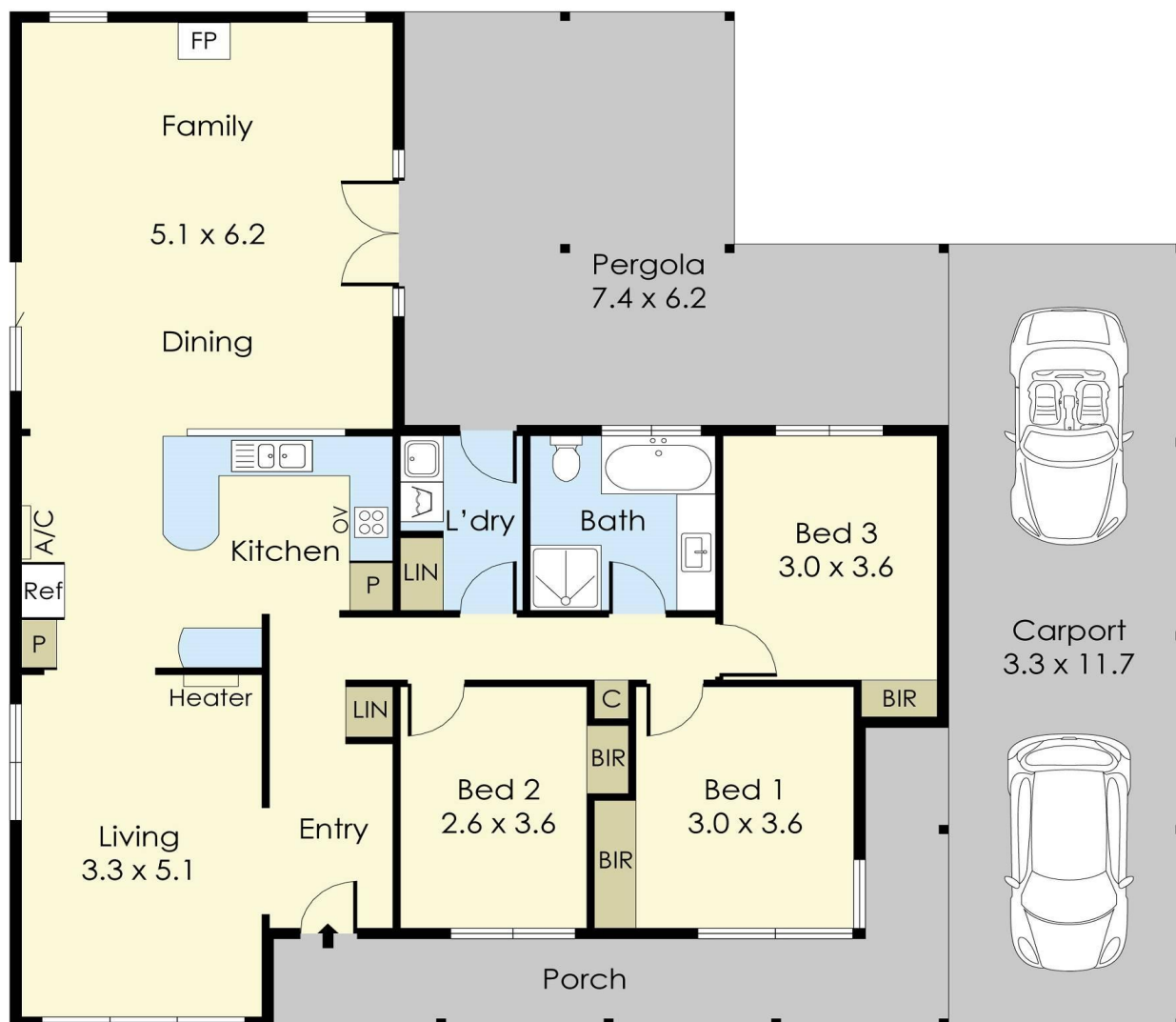
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This floorplan is for illustration purposes only and no warranty is given to its accuracy.  
Purchasers are advised to carry out their own investigations.