



31 Louvre Road, Bonnie Brook

## Great investment or move in!

LJ Hooker is pleased to present this well-kept and comfortable family home, located in the growing and family-friendly community of Bonnie Brook. Whether you're looking to move in or invest, this property offers great value in a convenient location.

Ideally positioned close to everything you need, including Woodlea Town Centre, local shops, parks, walking tracks, reserves, sporting facilities, schools, childcare centres, medical services, and public transport. With easy freeway access, getting to the city or airport is simple and stress-free.

This home features:

- 4 well-sized bedrooms with built-in robes
- Master bedroom with walk-in robe and ensuite
- 2 bathrooms, including a central family bathroom
- Comfortable open-plan living and dining area
- Practical kitchen with plenty of bench and storage space
- Ducted heating throughout
- Nice, decent-sized backyard - great for kids, pets, or family gatherings
- Double garage with internal access

This is a home that offers space, comfort, and everyday practicality - perfect for families or investors looking for a solid opportunity in a fast-

4 2 2

### FOR SALE

\$589,000 - \$625,000

### AGENTS

Zoe Crooks  
0426 796 001  
zoe.crooks@ljhmelton.com.au

Anuj Narwal  
0410 120 588  
anuj.narwal@ljhmelton.com.au

### AGENCY

LJ Hooker Melton  
(03) 8797 5588

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

growing area. Contact Zoe Crooks 0426 796 001 today!

PHOTO ID REQUIRED FOR ALL INSPECTIONS

DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Please see the below link for an up-to-date copy of the Due Diligence Check List: <http://www.consumer.vic.gov.au/duediligencechecklist>

### MORE DETAILS

Property ID	R6CHWU
Property Type	House
Land Area	350 m2

#### Zoe Crooks 0426 796 001

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### 31 Louvre Road Bonnie Brook VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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