

15 Riparian Way, Brookfield

## Comfort and Style in a Well-Connected Location

### The Property

Welcome to 15 Riparian Way, Brookfield. Combining modern design with contemporary street appeal, this impressive residence presents an exceptional opportunity to secure space and comfort. Inside, two separate living areas provide flexibility for both quiet retreat and everyday living, while the open-plan living and dining zone is enhanced by natural light, creating a warm and welcoming atmosphere. Comprising four bedrooms and two bathrooms, including a main bedroom with ensuite, the home offers comfortable accommodation, and a double garage. Conveniently located close to schools, shopping centres, childcare facilities, public transport and with easy freeway access, this home provides excellent everyday convenience.

### The Point of Difference

- Upon entry, a separate living room provides a quiet retreat, while a spacious open-plan living and dining area forms the main hub for everyday living and entertaining.
- The well-appointed kitchen overlooks the open-plan living and dining area and includes stainless steel appliances, dishwasher, island bench, walk-in pantry and ample storage.

4  2  2 

**FOR SALE**  
\$500,000 - \$550,000

### AGENTS

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### AGENCY

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All information contained therein is gathered from relevant third parties sources.  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Boasting four bedrooms, the main bedroom features a walk-in wardrobe and ensuite, while the remaining bedrooms are fitted with built-in robes and serviced by a central bathroom and separate toilet.
- The home is complemented by a fully fenced backyard with low-maintenance gardens, offering a private outdoor space.
- Additional highlights include a separate laundry, gas ducted heating, split system cooling, alarm system, intercom, flyscreens and a double remote garage with internal access.

#### The Point of Interest

Located in a convenient pocket of Brookfield, this home places everyday essentials within easy reach. Families will appreciate being zoned to Binap Primary School and Staughton College, with Melton Christian College also nearby, offering quality education from primary through to secondary levels. Woodgrove Shopping Centre is only minutes away, providing supermarkets, cafés, dining and essential services, while Melton Train Station and local bus routes support easy public transport access. Nearby reserves, playgrounds and walking tracks offer excellent recreational options, and easy freeway access enhances connectivity to surrounding suburbs and beyond.

Note. 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. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 27/02/26.

#### MORE DETAILS

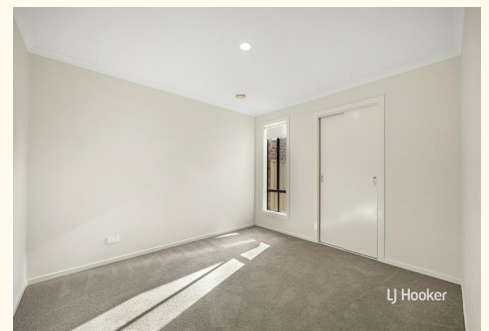
Property ID                    2J3UUGH  
Property Type                House

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### FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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