

19 Leyana Crescent, Brookfield

## Corner Block Gem with Granny Flat Potential (STCA) & Dual Access Options




Welcome to 19 Leyana Crescent, Brookfield - a well-designed family home that perfectly balances comfort, functionality, and exciting future potential, set on a generous 607m<sup>2</sup> (approx.) corner allotment.

This inviting residence comprises four spacious bedrooms, with the master suite ideally positioned at the front of the home, complete with a private ensuite and walk-in wardrobe. The remaining bedrooms are well-proportioned and serviced by a central bathroom, making it ideal for growing families.

At the heart of the home, a modern kitchen showcasing premium finishes, including 40mm stone benchtops, a walk-in pantry, and quality 900mm stainless steel appliances, seamlessly connects to the open-plan living and dining area-creating a warm and versatile space for both everyday living and entertaining.

Step outside to a covered alfresco area, perfect for hosting family gatherings, weekend BBQs, or simply unwinding outdoors all year round.

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.

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**FOR SALE**  
\$699,000 - \$749,000

**VIEW**  
By Appointment

**AGENTS**  
Yohanna Saad  
0423 523 061  
yohanna.saad@ljhmelton.com.au

Mandeep Kaur  
0415 306 296  
mandeep.kaur@ljhookerbm.com.au

**AGENCY**  
LJ Hooker Melton  
(03) 8797 5588

 **LJ Hooker**

The double car garage offers rear roller door access, providing additional parking options or convenient backyard entry.

Positioned on a prime corner block, the property unlocks exceptional future potential (STCA), including the opportunity to build a granny flat or further enhance access by modifying the existing fencing to create additional rear entry-ideal for storing extra vehicles, trailers, or caravans.

Further enhancing the home's appeal, solar panels have been installed to improve energy efficiency and help reduce ongoing utility costs.

Ideally located close to Melton Christian College, along with a range of schools, shopping centers, parklands, and public transport, this home delivers a lifestyle of comfort and convenience.

Whether you're a first home buyer, savvy investor, or growing family, this is an outstanding opportunity not to be missed.

Enquire today to secure this fantastic opportunity.

Contact Yohanna Saad on 0423 523 061 or Mandeep Kaur on 0415 306 296 to arrange your private inspection.

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	7NXHWU
Property Type	House
Land Area	607 m2
Including	Ensuite Toilets (2)

**Yohanna Saad 0423 523 061**

Sales Agent | [yohanna.saad@ljhmelton.com.au](mailto:yohanna.saad@ljhmelton.com.au)

**Mandeep Kaur 0415 306 296**

Sales Executive | [mandeep.kaur@ljhookerbm.com.au](mailto:mandeep.kaur@ljhookerbm.com.au)

**LJ Hooker Melton (03) 8797 5588**

307 High Street, MELTON VIC 3337

[melton.ljhooker.com.au](mailto:melton.ljhooker.com.au) | [admin@ljhmelton.com.au](mailto:admin@ljhmelton.com.au)



# Floor Plan



## 19 Leyana Cres, Brookfield VIC 3338

\*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. All the Dimensions are approximately.

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