



24 Hinkler Crescent, Brookfield

investment opportunity with approved plans & permit for a new home.

Set within the peaceful and family-friendly neighbourhood of Brookfield, 24 Hinkler Crescent, presents a rare opportunity for first home buyers, investors and builders alike.

The existing home features a light-filled open-plan living and dining area, designed for low-maintenance modern living and enhanced by split-system heating and cooling. The adjoining kitchen is well equipped with stainless steel appliances and flows effortlessly to a private outdoor area, providing a flexible space to further landscape or enhance to your taste.

Accommodation includes a spacious master bedroom complete with a walk-in robe and private ensuite, along with three additional well-sized bedrooms and a stylish central bathroom. The functional floorplan has been thoughtfully designed to meet the needs of today's families, eliminating the need for future upsizing while offering comfortable living for years to come.

Currently leased to a long-term tenant with the option to renew, this

4 2 2

FOR SALE

Please Call

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AGENCY

LJ Hooker Sunbury

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property also includes approved plans and permits for a new single-storey residence comprising three bedrooms, two bathrooms, and a single-car garage. An outstanding opportunity to build a second dwelling, generate dual income, or secure future capital growth.

Location Highlights.

Short drive to Melton Train Station

Short drive to Woodgrove shopping centre.

Easy access to the Western Highway.

Short drive to Eclipse Early Education.

35km from Melbourne's CBD.

Close proximity to CJ Jimmy Melrose Reserve.

Staughton College.

Offering comfort, convenience, and valuable development potential, this is a rare opportunity to secure a quality home with approved future upside in a rapidly growing area.

For more information or to book your inspection, please contact Yousof Dabboussi on 0426 121 274 Or Adam Elsherif on 0413 222 069.

MORE DETAILS

Property ID	95J12
Property Type	House
Land Area	642 m2
Including	Toilets (2)

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