

3 Kilmore Street, Brookfield

## One Opportunity - Endless Potential for Homeowners & Investors

An outstanding opportunity awaits at 3 Kilmore Street, Brookfield, a well-presented four-bedroom, two-bathroom home set on an approx. 578m<sup>2</sup> block in a quiet, family-friendly street. Offering comfort, space, and a practical layout, this home is perfectly suited to modern family living.

The heart of the home features a light-filled open-plan living and meals area, complemented by a functional kitchen with pantry storage and ample bench space. Sliding doors open to a covered alfresco area, ideal for entertaining, while the large backyard with valuable side access provides plenty of room for kids and pets to enjoy.

Located in a growing neighborhood, the home is conveniently close to schools including Melton Christian College, parks, shopping center, public transport, and Melton South Train Station, this home offers everyday convenience and strong long-term potential. With generous proportions, great flow, and room to grow, this is an opportunity not to be missed.

Features include:

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**FOR SALE**  
\$575,000-\$595,000

**VIEW**  
Sat 13th Jun @ 10:30AM - 10:50AM

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

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



- Four spacious bedrooms
- Master bathrooms, including ensuite
- Open-plan living and meals area
- Kitchen with pantry storage
- Covered alfresco for outdoor entertaining
- Double garage with internal access
- Generous block of approximately 578m<sup>2</sup>;
- Large backyard with side access

Contact Mandeep Kaur on 0415 306 296 or Zoe Crooks on 0426 796 001 to secure your new home today!

**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	K10HWU
Property Type	House
Land Area	578 m <sup>2</sup>

#### Zoe Crooks 0426 796 001

Sales Director | [zoe.crooks@ljhmelton.com.au](mailto:zoe.crooks@ljhmelton.com.au)

#### Mandeep Kaur 0415 306 296

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

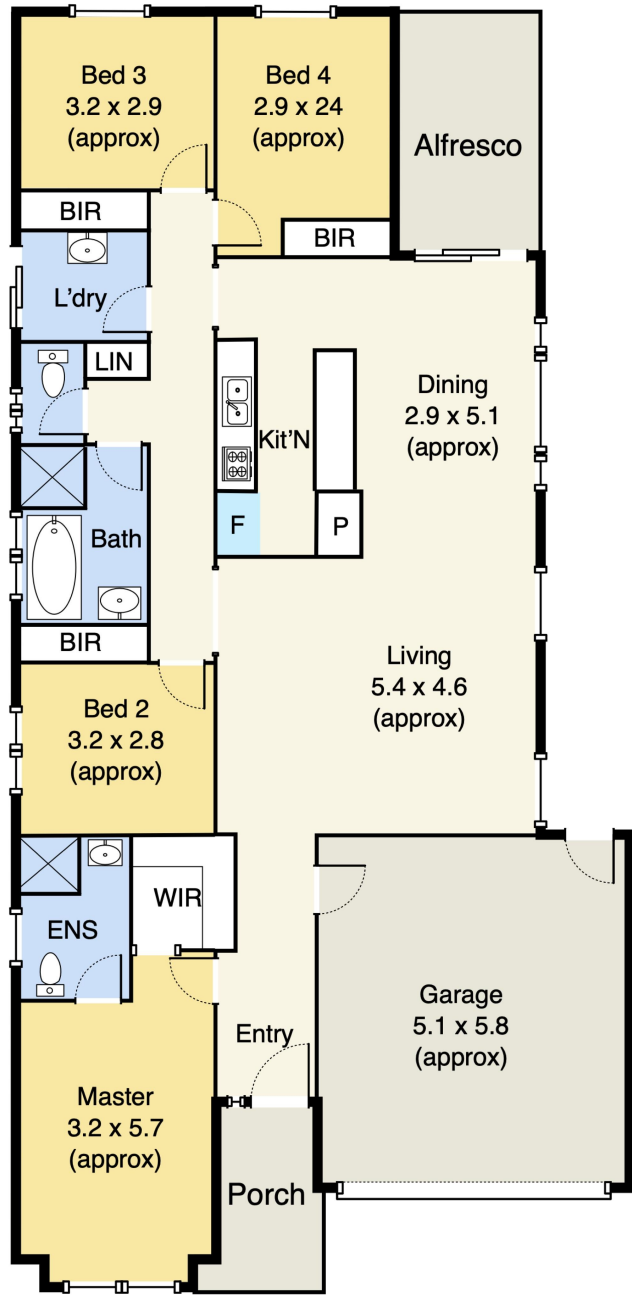
#### LJ Hooker Melton (03) 8797 5588

307 High Street, MELTON VIC 3337

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# Floor Plan



## 3 Kilmore St, 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.