



66 Cotton Field Way, Brookfield

Move-In Ready 4-Bedroom Home in Prime Brookfield Location

Welcome to 66 Cotton Field Way, Brookfield - a well-designed family home offering space, comfort, and practicality for modern living. Step inside through a wide, welcoming entry, complemented by plenty of storage space throughout to keep everything neatly organised.

At the heart of the home is a well-appointed kitchen featuring a pantry, providing ample storage and functionality for everyday cooking and entertaining. Boasting 4 generous bedrooms, the home includes a master suite with private ensuite, while the remaining bedrooms are serviced by a central bathroom.

Enjoy the flexibility of two separate living areas, plus a dedicated study-perfect for working from home or creating a quiet retreat. A separate dining area provides the ideal space for family meals and entertaining. Step outside to a concreted backyard with a grassed area, creating the perfect balance of space for kids or pets to play.

Additional features include a double car garage and a practical layout designed for easy family living. Conveniently located close to all amenities, including schools, parks, shopping centres, and public transport, ensuring everything you

5 2 2

FOR SALE
\$649,000-\$699,000

VIEW
Sat 13th Jun @ 11:45AM - 12:05PM

AGENTS
Zoe Crooks
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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.



need is within easy reach. Perfectly positioned in the growing Brookfield community, this home is a fantastic opportunity for families, first-home buyers, or investors.

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 RUNHWU
Property Type House

Zoe Crooks 0426 796 001

Sales Director | zoe.crooks@ljhmelton.com.au

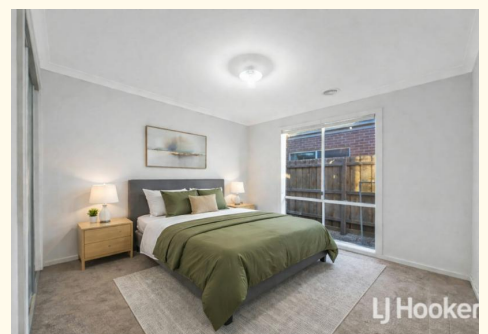
Mandeep Kaur 0415 306 296

Sales Executive | mandeep.kaur@ljhookerbm.com.au

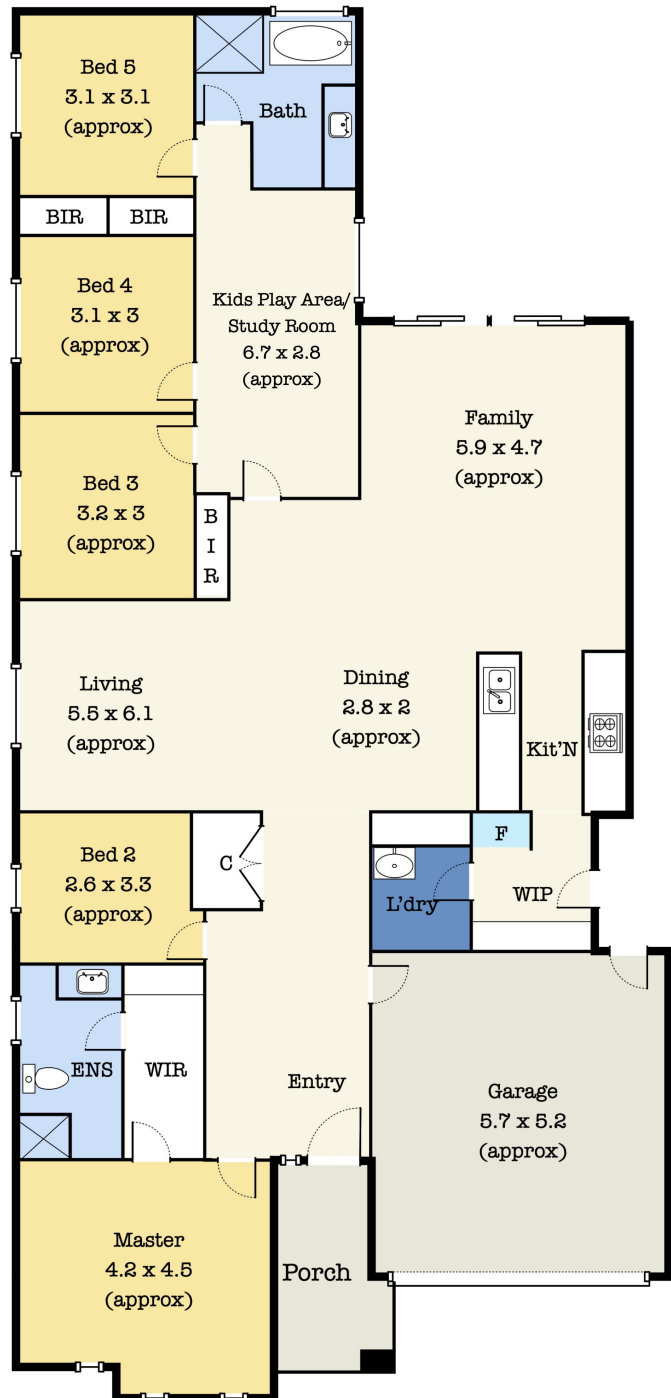
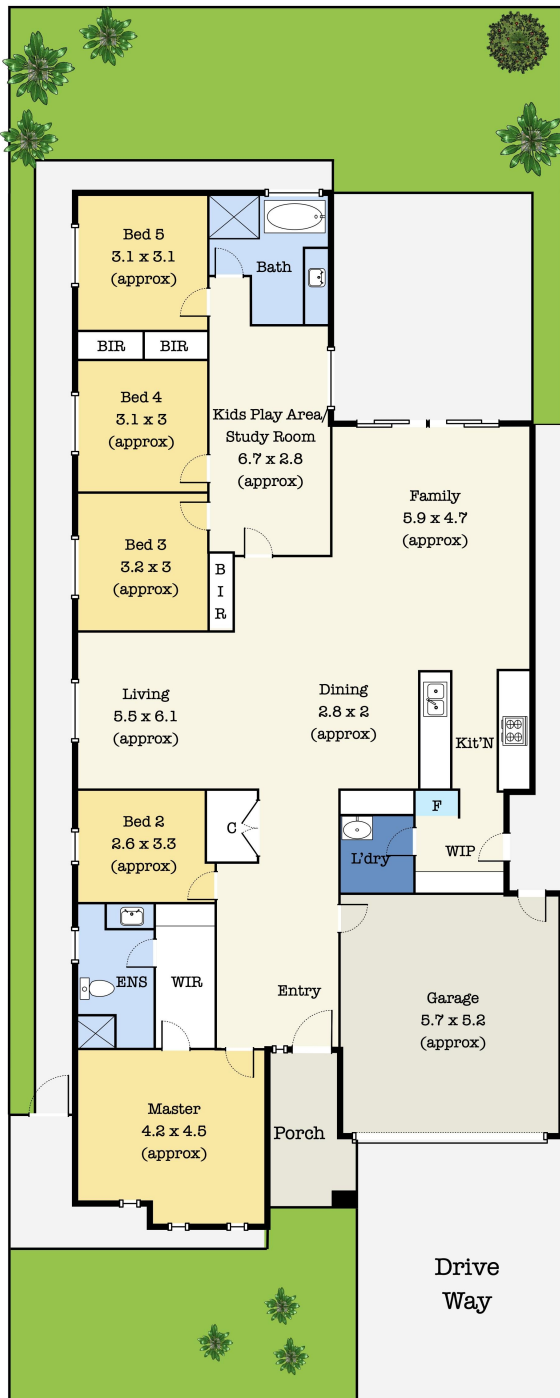
LJ Hooker Melton (03) 8797 5588

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Floor Plan



66 Cotton Field Way, 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.
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