



78 Cotton Field Way, Brookfield

## Your new home awaits

Nestled in a peaceful, well-established neighbourhood, this beautifully maintained 4-bedroom, 2-bathroom residence presents the perfect blend of functionality, comfort, and family-friendly design. Set on a generous block, the property delivers spacious indoor living, low-maintenance outdoor entertaining, and modern features ideal for contemporary lifestyles.

From the moment you arrive, you'll be impressed by the home's welcoming street presence, manicured front garden, and wide driveway leading to a secure double car garage with internal access.

Inside, the heart of the home is the expansive open-plan kitchen, living, and dining area - filled with natural light and thoughtfully designed to bring people together. The well-appointed kitchen features stainless steel appliances, ample cabinetry, a walk-in pantry, and a large island bench - perfect for everyday family meals or entertaining guests.

The master suite is privately positioned at the front of the home and offers a peaceful retreat, complete with a walk-in wardrobe and a full ensuite with modern finishes. The remaining three bedrooms are generously sized, all with built-in robes, and share a central family bathroom with a separate bath and shower, plus a separate toilet for added convenience.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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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.



Situated close to local parks, schools, public transport, and shopping centres, this property delivers everything a growing family needs - space, style, and a great location. Just move in and start living.

Don't miss this opportunity to secure a truly special home with all the comforts and room to grow.  
PHOTO ID REQUIRED FOR ALL INSPECTIONS

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                    C9HHWU  
Property Type                House

### Zoe Crooks 0426 796 001

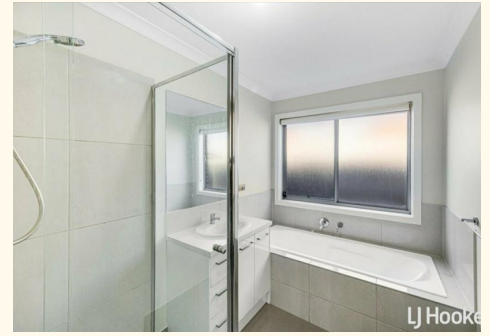
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