



48 Melrose Avenue, Gorokan

You Won't Find Better Value!

Packed with potential and perfectly positioned, this solid brick and tile home is ready for its next chapter. Just a short stroll to primary and high schools, local shops, public transport, and the lake, you'll love the convenience of this family-friendly location.

Inside, you'll find 3 bedrooms (2 with built in robes), spacious open-plan living area, spacious kitchen and dining, light-filled rear sunroom, office space, air conditioning, floorboards and plenty of opportunity to add your own style and make it truly yours.

Outside is where the fun begins! There's loads of parking with a double carport and single garage, ideal for cars, boats, trailers, or all the weekend toys. The level 607sqm block offers a fantastic covered entertaining area where you can fire up the BBQ, relax with friends, or keep an eye on the kids as they enjoy the backyard.

With potential room for a granny flat (STCA), this property is bursting with possibilities for growing families, savvy investors, or anyone looking to unlock even more value. A home with great bones, a great location, and an even greater future!

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3 1 3

FOR SALE
\$750,000 - \$790,000

VIEW
Sat 11th Jul @ 11:00AM - 11:30AM

AGENTS
William Davies
0422 082 993
wdavies.budgewoi@ljhooker.com.au

Damian Montgomery
0414 856 932
dmontgomery.budgewoi@ljhooker.com.au

AGENCY
LJ Hooker Budgewoi | Toukley
(02) 4390 5555

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LJ Hooker

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MORE DETAILS

Property ID	NR3HPC
Property Type	House
Land Area	607 m2
Including	Study
	Air Conditioning
	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Water Tank

William Davies 0422 082 993

Sales â€” Licensed Agent | wdavies.budgewoi@ljhooker.com.au

Damian Montgomery 0414 856 932

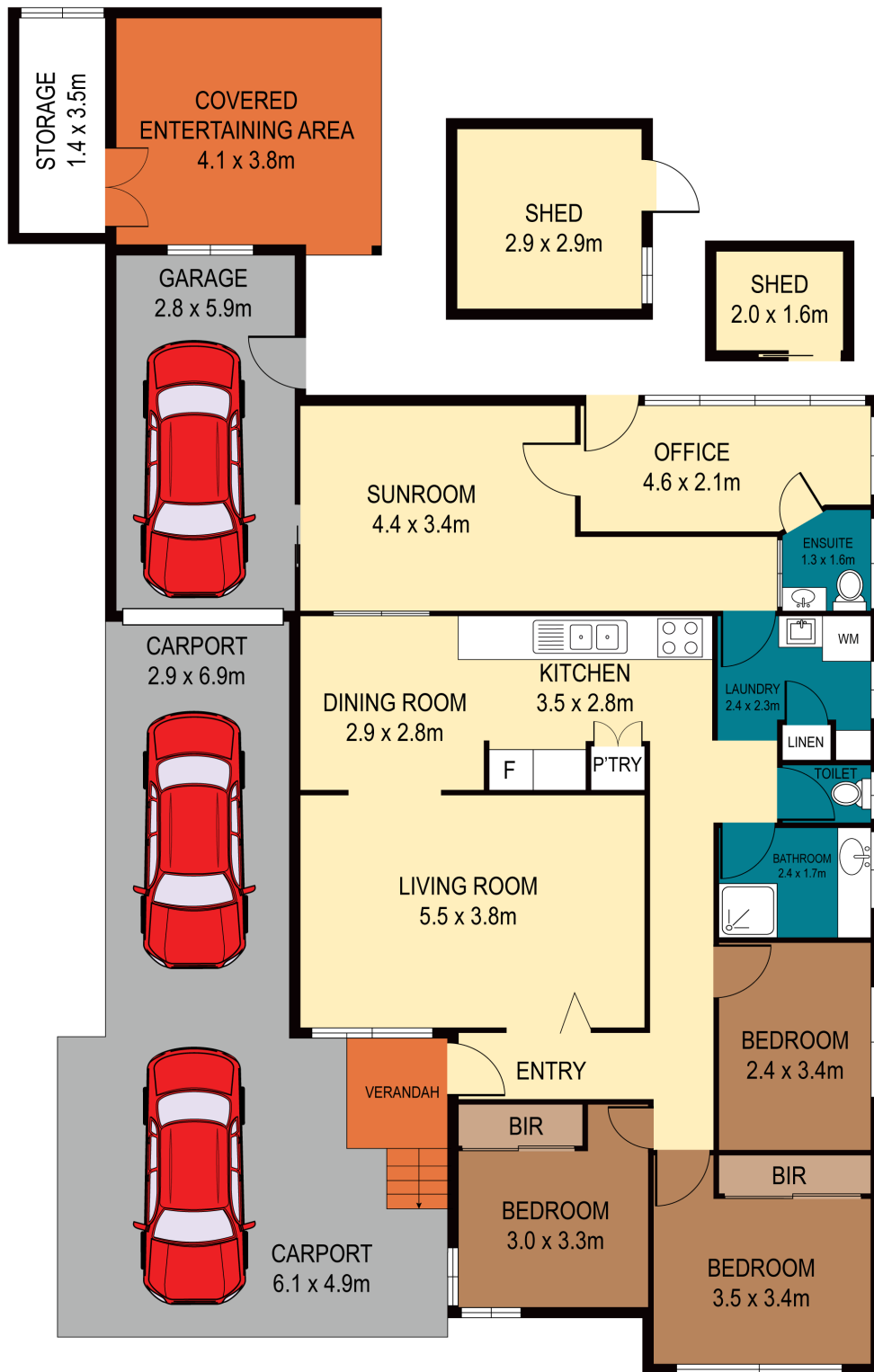
Principal, Licensed Agent, JP |
dmontgomery.budgewoi@ljhooker.com.au

LJ Hooker Budgewoi | Toukley (02) 4390 5555

85-87 Scenic Drive, BUDGEWOI NSW 2262
budgewoi.ljhooker.com.au | budgewoi@ljhooker.com.au



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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