

## Kurunjang, 2 Yellow Gum Way

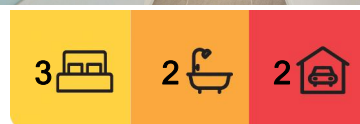
Exquisite Family Residence with Modern Design in Ideal Family-Friendly Locale

LJ Hooker Property Point presents 2 Yellow Gum Way, Kurunjang. Perfect for families in search of a roomy and modern dwelling, this delightful single-story brick residence provides a variety of sought-after attributes including a spacious kitchen complete with state-of-the-art appliances, a luminous and open-plan layout for shared moments, and additional luxurious features and fixtures. Residents can enjoy a well-rounded lifestyle with Woodgrove Shopping Centre and dining and entertainment opportunities just a short drive away, established bus routes in easy reach, nearby nature-inspired facilities including Pennyroyal Park Playground, and Mitch Taber Reserve, plus a range of quality zoned schools and childcare facilities in the area.

- Welcoming anterior design is complemented by a low maintenance landscaped front yard while indoors the generous floorplan offers a bright and airy open plan layout with tiled kitchen/living/meals space.



**Disclaimer:** 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.



**For Sale**  
\$470,000 - \$500,000

**View**  
[ljhooker.com.au/2EMAHGH](https://ljhooker.com.au/2EMAHGH)

**Contact**  
**Mac Naidoo**  
0452 516 565  
[mac.naidoo@ljhooker.com.au](mailto:mac.naidoo@ljhooker.com.au)  
**Jackson Caine**  
0416 303 416  
[jackson.caine@ljhooker.com.au](mailto:jackson.caine@ljhooker.com.au)

**LJ Hooker Point Cook**  
**(03) 9975 7080**

- Three carpeted, sunlit bedrooms include the large main with spacious walk-in robe and en suite, while the remaining bedrooms are equipped with roomy built-in robes.
- Centrally located main bathroom features a relaxing bathtub and a separate shower. A neat vanity with under-sink storage and a gleaming mirror add to the appeal, with additional convenience in the form of a separate toilet room across the hall.
- Thoughtfully designed, modern kitchen is equipped with ample storage options including walk-in pantry, high-quality appliances like dishwasher, built-in oven and gas stovetop, a spacious island benchtop/breakfast bar, and stylish tiled splash back.
- Set upon a 392sqm (approx.) block, this property includes a fully fenced backyard offering established low-maintenance garden beds, fold-down clothesline, and concreted alfresco space perfect for enjoying an outdoor family dinner or morning cuppa.
- Further highlights include a double garage, additional driveway parking space, separate internal laundry, air conditioning, and plenty of linen closet storage.

Tailored for both growing families and savvy investors, this residence is located in a highly desirable pocket of Kurunjang, offering proximity to picturesque reserves and walking trails. Within reach are multiple shopping precincts, a diverse array of dining and entertainment options, and excellent local schools, including the zoned Kurunjang Primary School, Melton Secondary College, and more. Commuters will appreciate the convenience of established bus routes, with easily accessible main roads adding to the home's appeal. Other nearby attractions include Melton Aerodrome, Melton Valley Golf Club, Melton Botanic Garden, and more.

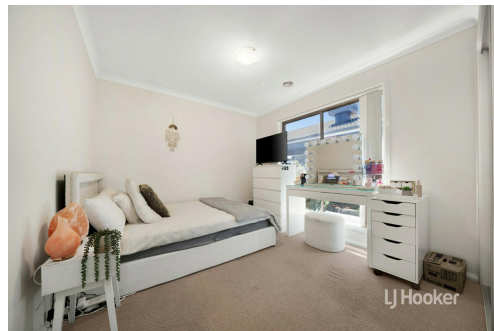
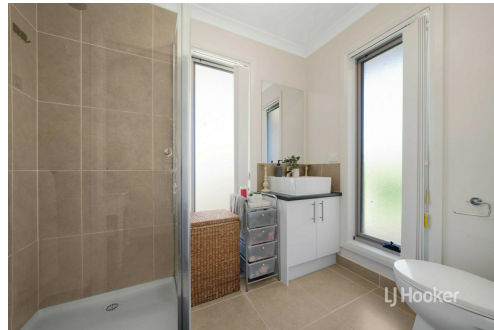
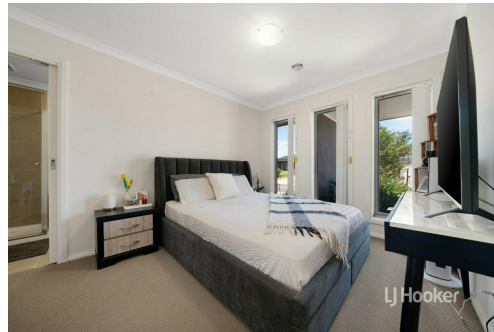
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 13/02/2024.

## More About this Property

Property ID	2EMAHGH
Property Type	House
Land Area	392 m²

**Mac Naidoo 0452 516 565**  
 Sales Executive | [mac.naidoo@ljhooker.com.au](mailto:mac.naidoo@ljhooker.com.au)  
**Jackson Caine 0416 303 416**  
 Sales Associate | [jackson.caine@ljhooker.com.au](mailto:jackson.caine@ljhooker.com.au)

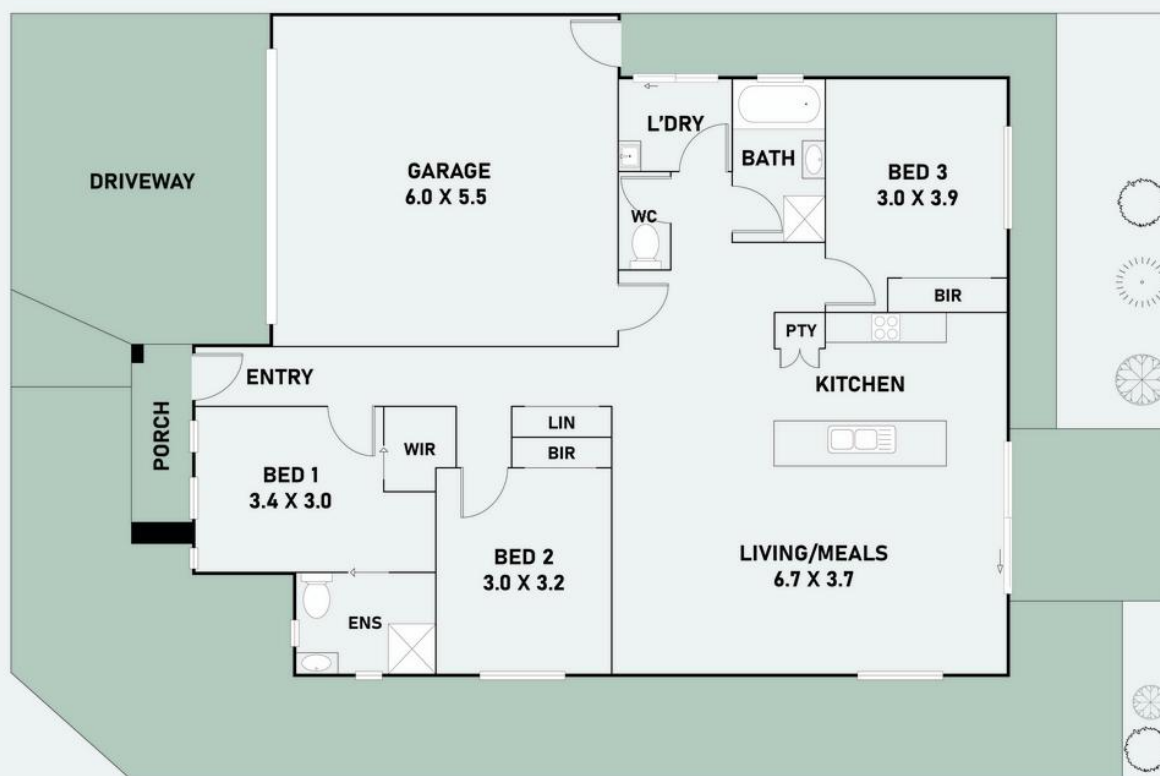
**LJ Hooker Point Cook (03) 9975 7080**  
 Shop 211, 4 Main Street, POINT COOK VIC 3030  
[pointcook.ljhooker.com.au](mailto:pointcook.ljhooker.com.au) | [pointcook@ljhooker.com.au](mailto:pointcook@ljhooker.com.au)



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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