



35 Mimulus road, Maddingley




Family Living & Investment Opportunity in Prime Maddingley Location

Situated in a quiet and family-friendly street, this beautifully maintained home offers comfort, space, and a practical layout ideal for modern living.

The property features three well-sized bedrooms, complemented by a separate theatre/lounge, along with separate living and dining areas that provide flexibility for families and entertainers alike. The home has been exceptionally well cared for, presenting in excellent condition throughout.

Step outside to a great backyard entertainment area, perfect for hosting family and friends or enjoying relaxed outdoor living.

This property also presents an excellent investment opportunity, with high rental demand due to its convenient location. Ideal for owner-occupiers or investors, the home offers a peaceful lifestyle while

3  2  2 

FOR SALE
\$619,000-\$669,000

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.

 **LJ Hooker**

remaining close to local amenities, schools, and transport. Don't miss this rare court-positioned

- inspect today and see the potential for yourself!

For an up-to-date copy of the Due Diligence Checklist, please visit:

<http://www.consumer.vic.gov.au/duediligencechecklist>

DISCLAIMER: All stated dimensions are approximate. The particulars provided are for general information only and do not constitute any representation by the vendor or agent.

MORE DETAILS

Property ID	RNFHWU
Property Type	House
Land Area	375 m2
Including	Ensuite

LJ Hooker Melton (03) 8797 5588
307 High Street, MELTON VIC 3337
melton.ljhooker.com.au | admin@ljhmelton.com.au

