



## Maddingley, 36 Tilley Drive

Stylish, Low-Maintenance Living in a Prime Location!

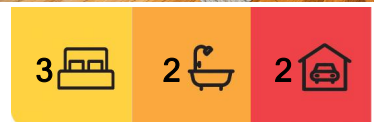
Perfectly positioned just moments from Bacchus Marsh train station, medical centres, schools, and freeway access, this beautifully presented home offers the ideal blend of comfort, convenience, and low-maintenance living. Comprising three spacious bedrooms, the home is thoughtfully designed for growing families or those seeking space and functionality. The master suite boasts a walk-in robe and a stunning ensuite, while the remaining bedrooms feature built-in robes and are serviced by a central bathroom complete with a relaxing bathtub.

Solid timber flooring flows seamlessly through the open-plan living and meals area, offering a warm and inviting space for everyday living and entertaining. At the heart of the home is the well-appointed kitchen, featuring a gas cooktop, electric oven, dishwasher, and an abundance of cabinet and bench space - perfect for the home chef.

Step outside to a fully enclosed pitched-roof pergola, ideal for year-round entertaining. The



**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**  
\$499,000 - \$548,000

**View**  
[ljhooker.com.au/RACHWU](http://ljhooker.com.au/RACHWU)

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**LJ Hooker Melton**  
**(03) 8797 5588**

double garage provides convenient drive-through access, while the low-maintenance gardens are supported by multiple water tanks - perfect for keeping your outdoor space thriving all year round.

Additional features include ducted heating and cooling, solar panels, outdoor heating, and much more.

Whether you're a first home buyer, downsizer, or savvy investor, this property ticks all the right boxes. An inspection is a must!

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)

Contact us today!

Lj Hooker TEAM welcomes you and looks forward to meeting you at the 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 Checklist:

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

## More About this Property

<b>Property ID</b>	RACHWU
<b>Property Type</b>	House
<b>Land Area</b>	369 m2

### Vinay Kumar

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### 36 Tilley Drive Maddingley VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are place for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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