



17 Clowes St Melton South VIC



17 Clowes Street, Melton South

## Character-Filled Home with Modern Ease

A well-maintained home offering comfort, space, and great potential for families or investors. Set on a generous block, it combines practical living with inviting indoor and outdoor spaces.

The home features multiple living areas, including a formal lounge with a charming fireplace, and a well-positioned kitchen with ample storage adjoining the dining area. Timber flooring and large windows enhance warmth and natural light throughout. Comprising three bedrooms, the master includes a walk-in robe and ensuite, while the remaining bedrooms are serviced by a central bathroom.

Outside, enjoy a covered entertaining area overlooking a spacious backyard with an in-ground pool, plus a carport with drive-through access. Ideally located close to schools, shops, and transport, this is a fantastic opportunity in a sought-after pocket. Contact Zoe Crooks on 0426 796 001 to secure your new home today!  
PHOTO ID IS REQUIRED ON 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

3 2 4

**FOR SALE**  
\$620,000-\$640,000

**VIEW**  
Sat 2nd May @ 10:40AM - 11:00AM

**AGENTS**  
Zoe Crooks  
0426 796 001  
zoe.crooks@ljhmelton.com.au

**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

below link for an up-to-date copy of the Due Diligence Checklist:  
<http://www.consumer.vic.gov.au/duediligencechecklist>

## MORE DETAILS

Property ID	RUBHWU
Property Type	House
Land Area	703 m2

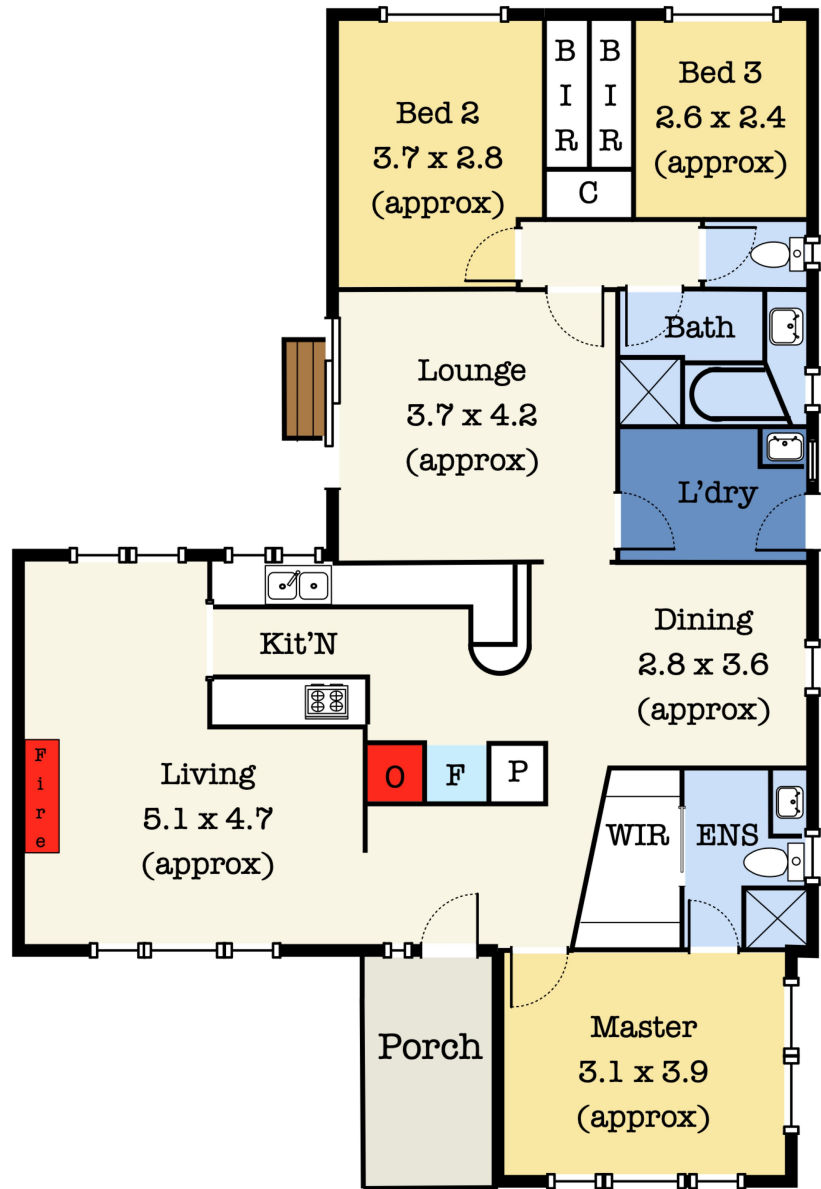
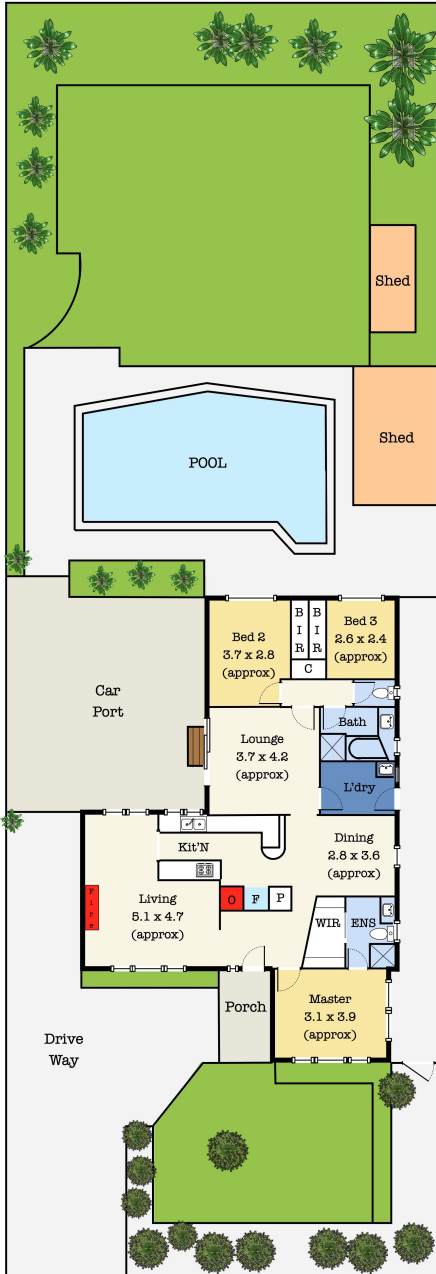
**Zoe Crooks 0426 796 001**  
Sales Director | [zoe.crooks@ljhmelton.com.au](mailto:zoe.crooks@ljhmelton.com.au)

**LJ Hooker Melton (03) 8797 5588**  
307 High Street, MELTON VIC 3337  
[melton.ljhooker.com.au](http://melton.ljhooker.com.au) | [admin@ljhmelton.com.au](mailto:admin@ljhmelton.com.au)



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# Floor Plan



17 Clowes St, Melton South VIC 3338

\*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. All the Dimensions are approximately.

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