



LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

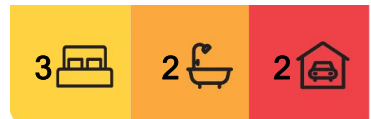
Melton South, 7 Warranooke Street

Prime Corner Block with Endless Potential!

Welcome to 7 Warranooke Street, Melton South-a rare opportunity to secure a spacious corner block in the sought-after Belle Gardens estate. This well-maintained 3-bedroom, 2-bathroom home offers not only modern living but also incredible future potential, making it perfect for families, investors, or those needing extra space for vehicles and projects.

Key Features:

- Generous Corner Block - Positioned on 571m², this property offers versatile access options, making it ideal for those with boats, caravans, or trailers.
- Rear Roller Door Access - The double garage features a rear roller door, allowing for secure off-street parking or additional storage.
- Side Access Potential - With the corner position, there's scope to create side access



For Sale
\$539,000- \$589,000

View
ljhooker.com.au/R0ZHWU

Contact
Yohanna Saad
0423 523 061
yohanna.saad@ljhmelton.com.au

Anuj Narwal
0410 120 588
anuj.narwal@ljhmelton.com.au



LJ Hooker Melton
(03) 8797 5588

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.

(S.T.C.A.), providing even more space for work vehicles, trailers, or a second dwelling.

- Granny Flat Potential (S.T.C.A.) - Take advantage of the block size to add a granny flat for extended family or rental income.
- Spacious Living Areas - Enjoy a formal lounge plus an open-plan kitchen, dining, and living zone, perfect for entertaining.
- Modern Kitchen - Equipped with stainless steel appliances, a dishwasher, and plenty of storage.
- Comfort All Year Round - Stay cozy with ducted heating and cool with evaporative cooling.
- Outdoor Entertaining - A covered pergola area provides the perfect setting for alfresco dining and family gatherings.
- Energy Efficient - The home includes solar panels, helping to cut electricity costs.
- Low-Maintenance Yard - A garden shed and water tank add to the practicality of the outdoor space.

With its prime location, just minutes from Melton train station, Opalia Plaza, schools, and parks, transportation this home is a fantastic investment or forever home.

Opportunities like this don't last! Contact Yohanna Saad today on 0423 523 061 to arrange an inspection and explore the potential of this fantastic property.

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 Check List:

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

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

More About this Property

Property ID	R0ZHWU
Property Type	House
Land Area	571 m2
Including	Ensuite Toilets (2)

Yohanna Saad 0423 523 061

Sales Agent | yohanna.saad@ljhmelton.com.au

Anuj Narwal 0410 120 588

Director | anuj.narwal@ljhmelton.com.au

LJ Hooker Melton (03) 8797 5588

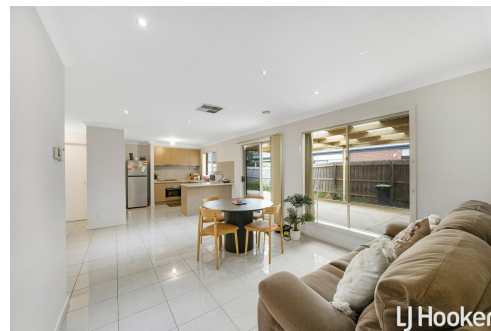
307 High Street, MELTON VIC 3337

melton.ljhooker.com.au | admin@ljhmelton.com.au



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.



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



7 Warranook Street Melton South 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.



LJ Hooker Melton
(03) 8797 5588

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.