



## Melton, 32 Burleigh Road

Great Opportunity in Prime Location

Welcome to this delightful home, nestled in the heart of Melton, close by to all amenities including, schools, parks, bus stops, shops and more! Sitting on a rectangle 586smq approx. block.

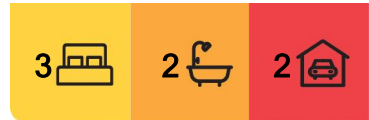
As you step inside, you'll be greeted by a spacious, light-filled living room flooded with natural light, flowing seamlessly into the dining area and kitchen, which is equipped with ample cupboard and bench space.

Comprising of 3 generous sized bedrooms, master featuring walk in robe and full ensuite. Additional light filled central bathroom to accommodate the whole family. Step outside to the spacious yard, with double gate side access through to garage.

This property is suitable for all, making it a great investment opportunity, family home, or perfect first home to jump in to the market. Contact Zoe Crooks today on 0426 796 001.



**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**  
Contact Zoe Crooks

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

**Contact**  
**Zoe Crooks**  
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**LJ Hooker Melton**  
**(03) 8797 5588**

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>

## More About this Property

|                      |        |
|----------------------|--------|
| <b>Property ID</b>   | GKBHWU |
| <b>Property Type</b> | House  |
| <b>House Size</b>    | 102 m2 |
| <b>Land Area</b>     | 586 m2 |

### Zoe Crooks 0426 796 001

Sales Director | [zoe.crooks@ljhmelton.com.au](mailto:zoe.crooks@ljhmelton.com.au)

### Anuj Narwal 0410 120 588

Director | [anuj.narwal@ljhmelton.com.au](mailto:anuj.narwal@ljhmelton.com.au)

### LJ Hooker Melton (03) 8797 5588

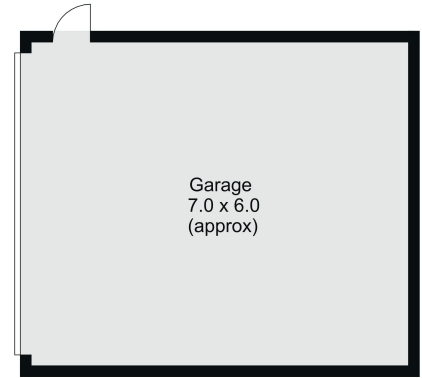
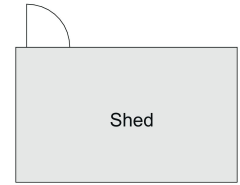
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## 32 Burleigh Road Melton VIC

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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