







10 Lincoln Way, Melton West

Secure Family Living on 688sqm with Side Access & 8x6 Workshop

Situated in a quiet street of Melton West, this well presented 3 bedroom, 2 bathroom home sits on a generous 688sqm (approx.) allotment, offering space, security and versatility for the whole family. A secure front gate provides added privacy and peace of mind, creating a safe and enclosed environment for families and pets. Beyond this, the expansive concreted side access offers seamless drive through entry to the impressive 8x6m (approx.) garage/workshop, an ideal setup for tradies, additional vehicles, trailers, boats or project cars, with ample room to move and manoeuvre.

Inside, the home features a spacious L shaped living area with roller shutters across the front for added security and comfort. The master bedroom includes a walk-in robe and private ensuite, while the remaining bedrooms are fitted with built-in robes and are conveniently positioned near the central bathroom. The renovated kitchen is a true standout, complete with stone benchtops, ample storage and a 900mm freestanding oven and stove, ideal for everyday family living and entertaining. Comfort is assured year-round with ducted heating

3 2 11

FOR SALE
$649,000 - $689,000

AGENTS
Daniel Mammone
0426 467 803
daniel.mammone@ljhmelton.com.au

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

AGENCY
LJ Hooker Melton
(03) 8797 5588

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Interested parties must rely solely on their own enquiries.

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and evaporative cooling throughout the home.

Step outside to a covered pergola area overlooking a spacious backyard, providing plenty of room for kids and pets to play, while also allowing full use of the securely gated front yard for additional space and flexibility. The 8x6m workshop further enhances the property, featuring side roller door access directly into the backyard for added convenience and functionality, making it perfect for those needing extra storage, workspace or access.

Positioned nearby to local amenities including Woodgrove Shopping Centre, primary and secondary schools, public transport, Melton Waves Leisure Centre, parklands and more, this home presents a fantastic opportunity in a highly convenient location.

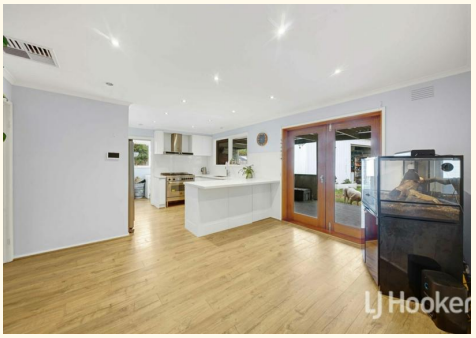
Don't miss this excellent opportunity, contact Daniel Mammone or Zoe Crooks today to arrange an inspection.

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

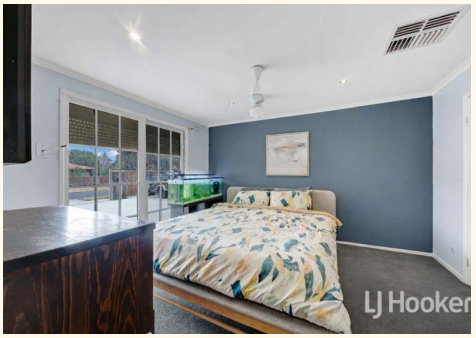
MORE DETAILS

Property ID	RREHWU
Property Type	House
Land Area	688 m2









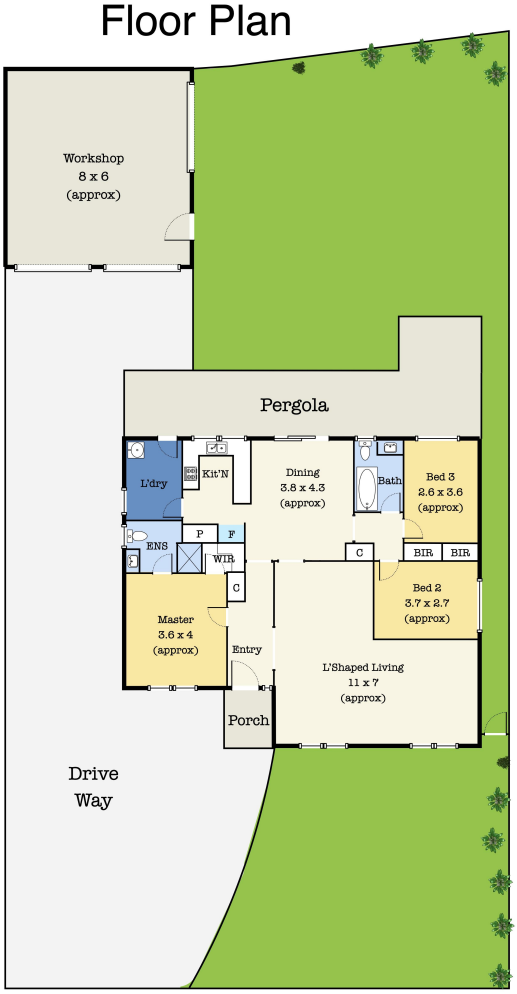


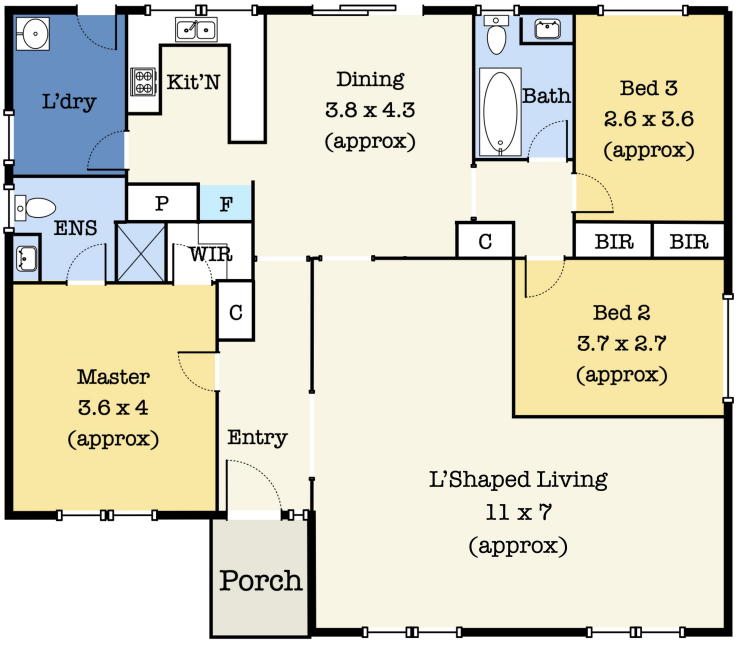
Daniel Mammone 0426 467 803
Sales Executive | daniel.mammone@ljhmelton.com.au
Zoe Crooks 0426 796 001
Sales Director | zoe.crooks@ljhmelton.com.au

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

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Floor Plan





10 Lincoln Way, Melton West VIC 3337

*This floorpan is for illustration purposes only and no warranty is given to its accuracy.Purchasers are advised to carry out their own investigations.

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