



101 Westmelton Drive, Melton West

Family Home with STCA Opportunity in Prime Melton West Location!!!

Set on a generous 783m2 (approx.) allotment, this beautifully presented home combines space, comfort and convenience in one exceptional package. Perfectly positioned in the heart of Melton West, you'll enjoy close proximity to schools of all levels, public transport, Woodgrove Shopping Centre, parks and more - everything you need is right at your doorstep. Whether you're searching for your next family home, a smart investment, or exploring the potential for subdivision or a granny flat (STCA), this is an opportunity not to be missed.

Step inside to discover a thoughtfully designed floor plan that effortlessly caters to modern family living. At the front of the home, the versatile fourth bedroom or home office features built-in robes and its own sink, ideal for those seeking a flexible workspace or guest retreat. The remaining bedrooms are all generously sized with built in robes, while the master bedroom offers a walk-in robe and is serviced by a beautifully renovated central bathroom featuring a wall mounted bath and full height porcelain tiles.

4 1 2

FOR SALE
\$579,000 - \$619,000

AGENTS

Vinay Kumar
0415 316 382
vinay.kumar@ljhookerbm.com.au

Daniel Mammone
0426 467 803
daniel.mammone@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

The light filled living area creates a warm and welcoming atmosphere, enhanced by a gas wall heater and large windows that allow natural sunlight to stream in. Flowing seamlessly from here, the adjoining meals area connects to a stylish kitchen equipped with stainless steel appliances and ample storage.

Outside, the expansive backyard is ideal for relaxation and entertaining, with plenty of space for kids, pets or weekend gatherings. The outdoor pergola provides a versatile space to enjoy the outdoors and add your own personal touch to the landscaping. There is also plenty of room for trailers, boats or additional vehicles, with ample space for those considering a future granny flat or secondary dwelling (STCA).

Additional features include:
Evaporative cooling
Gas wall heating
Renovated central bathroom
Spacious backyard with pergola
Drive through access

You don't want to miss out on this opportunity - contact Vinay Parmar or Daniel Mammone today to arrange a private viewing!

PHOTO ID REQUIRED FOR 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 Check List:

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

MORE DETAILS

Property ID	REXHWU
Property Type	House
Land Area	783 m2

Vinay Kumar 0415 316 382
Sales Executive | vinay.kumar@ljhookerbm.com.au
Daniel Mammone 0426 467 803
Sales Executive | daniel.mammone@ljhmelton.com.au

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

