



11 Sherwood Place, Melton West

## Relax & Entertain in Style: The Ultimate Outdoor Escape

LJ Hooker is pleased to present 11 Sherwood Place, Melton West. An exceptional property located in the highly sought-after Woodgrove Walk Estate. Ideally situated just minutes from Woodgrove Shopping Centre, primary and secondary schools, childcare facilities, medical centres, parks and a range of essential amenities. Whether you're seeking a family home, a sound investment or an ideal space for entertaining, this well-rounded property offers outstanding potential.

As you step inside, you'll be greeted by an abundance of natural light throughout the home, while roller shutters enhance both privacy and security. This home features four generously sized bedrooms, each with built-in robes, while the master bedroom includes a walk-in robe and ensuite. The fully equipped kitchen offers ample storage, generous bench space, 600mm appliances, and a dishwasher. With internal access from the garage, ducted heating, ceiling fans, split systems, and two living areas, there's plenty of space for the whole family to enjoy. The main bathroom is centrally located, easily accessible to the remaining bedrooms.

The backyard is thoughtfully designed for both practicality and enjoyment, featuring seamless rear roller door access from the

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**FOR SALE**  
\$590,000 - \$630,000

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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garage to a large covered pergola-ideal for gatherings and relaxing throughout the year. Whether you're hosting weekend barbecues or enjoying quiet evenings outdoors, this space delivers. A handy garden shed offers extra storage for tools and equipment, helping keep the yard tidy and organized. With low-maintenance landscaping, you'll spend more time enjoying the space and less time on upkeep. This versatile outdoor area truly serves as a retreat, perfectly blending comfort, convenience, and style for your ultimate relaxation.

PHOTO ID REQUIRED FOR ALL INSPECTIONS

DISCLAIMER: Outdoor Spa not included! 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	CCRHWU
Property Type	House
Land Area	528 m2

**Zoe Crooks 0426 796 001**

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## 11 Sherwood Place Melton West 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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