



Melton West, 18 Cambrian Way

Prime Location in the Heart of Melton West - Perfect for Families and Investors!

Welcome to 18 Cambrian Way, perfectly positioned in the heart of Melton West, set on approximately 703m² of land and just minutes from Schools, Public Transport, Woodgrove Shopping Centre and more! This spacious 4 bedroom, 2 bathroom home boasts a secure double carport, single garage, and convenient rear roller door access to the backyard. Whether you're a first-time homebuyer, looking to upsize, or an investor, this property offers fantastic potential and everything you need to make it your own.

As you step inside, you'll find a spacious light-filled L-shaped living area that creates a welcoming atmosphere. The well equipped kitchen offers plenty of storage and practicality for everyday use. The master bedroom includes a walk-in robe, ensuite, and roller shutter for added privacy, while two additional bedrooms feature built-in robes. Throughout the home, you'll appreciate the thoughtful storage options, seamlessly integrated into the floor plan and design to enhance both convenience and functionality.



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.

SOLD

4 

2 

3 

For Sale
\$539,000 - \$569,000

View
ljhooker.com.au/R31HWU

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

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

LJ Hooker Melton
(03) 8797 5588

Additional Features

- Ducted Heating
- Evaporative Cooling
- 900mm Gas Stove
- 600mm Electric Oven
- Dishwasher
- Pergola
- Garden Sheds

Don't miss your chance to secure a home in one of Melton West's most sought-after locations. Reach out to Daniel Mammone or Zoe Crooks today to arrange an inspection!

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 About this Property

Property ID	R31HWU
Property Type	House
Land Area	703 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



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.



18 cambrian way 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.



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.