



24 Westmelton Drive, Melton West

## Splash into Your Next Project

Nestled in a prime location close to Primary and Secondary Schools, Woodgrove Shopping Centre, sporting facilities, parks, public transport and more! This 3-bedroom, 2-bathroom home is on a generous 558m<sup>2</sup> (approx.) block offers space, privacy and loads of potential.

Natural light floods the living, dining, and master bedroom thanks to soaring cathedral ceilings, creating an open and airy feel. Both bathrooms have had prior renovations, and the generous living space provides plenty of room to relax or entertain. A cozy wooden fireplace, ceiling fans, split systems and evaporative cooling ensure comfort no matter the season.

The outdoor area invites you to enjoy the pergola flowing onto a sparkling swimming pool and peaceful retreat perfect for both entertaining and quiet relaxation. Privacy is assured with large Colorbond fencing, while a double carport and spacious workshop/storage area offer practical space for vehicles, tools or hobbies.

Whether you're a first home buyer, investor or renovator, this property presents an exciting opportunity to add your own personal touch. With some updates already completed, there's still ample scope to further

3 2 2

**FOR SALE**  
Contact Agent!

### AGENTS

Zoe Crooks  
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Daniel Mammone  
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### 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

modernise and enhance the home to suit your style or maximise its potential.

Contact Daniel Mammone or Zoe Crooks today to explore the full potential this home has to offer.

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.

### MORE DETAILS

Property ID	R84HWU
Property Type	House
Land Area	558 m2

#### Zoe Crooks 0426 796 001

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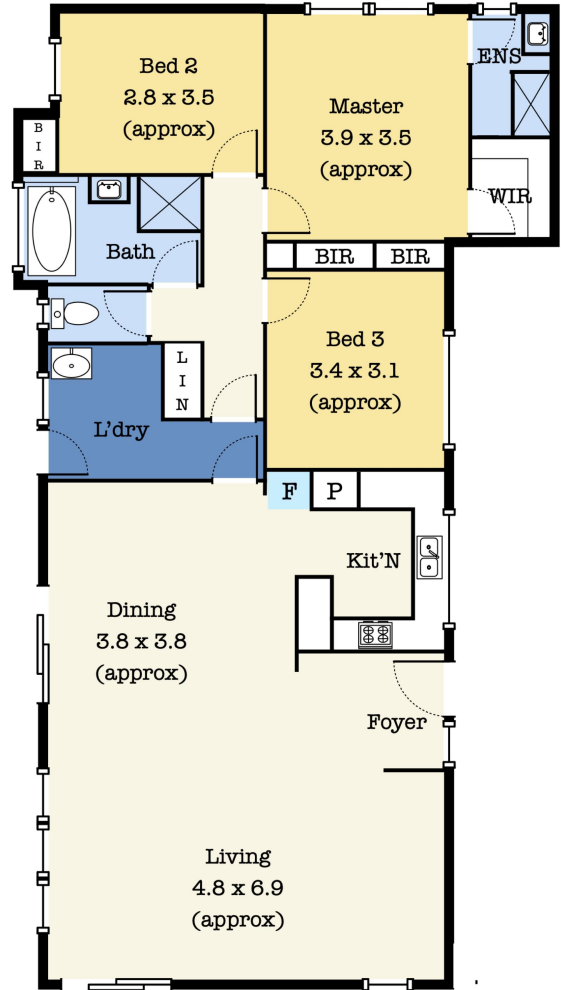
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# Floor Plan



24 West Melton Dr, Melton West VIC 3337

\*This floorplan 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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