



256 Bulmans Road, Melton West

Space, Convenience & Dual Access

Positioned in a highly convenient and well connected pocket of Melton West, 256 Bulmans Road presents a fantastic opportunity for families, first home buyers and investors looking to expand their portfolio. Set on a generous 749sqm approximately, this well maintained home offers a practical floorplan complemented by an abundance of natural light throughout, creating a warm and inviting atmosphere from the moment you step inside.

The heart of the home features a fully equipped kitchen with ample storage and 600mm stainless steel appliances, seamlessly servicing the adjoining living and dining zones. A second living area provides added flexibility, perfect for use as an additional bedroom, home office or multipurpose space to suit your lifestyle. The master bedroom is complete with its own ensuite, while the remaining bedrooms are well sized and serviced by a centrally located bathroom.

Comfort is assured year round with ducted heating, evaporative cooling and split systems, while solar panels provide added energy efficiency and cost savings. Roller shutters at the front of the home offer additional privacy and security. The double garage provides rear roller door access, with additional side access on the opposite side of

4 2 5

FOR SALE
\$609,000 - \$649,000

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

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.



the home, ideal for those needing extra space for vehicles, trailers or caravans.

Step outside to discover a large outdoor pergola area, perfect for entertaining family and friends, alongside an additional garage that can be utilised as a workshop, storage space or for extra vehicle accommodation. The backyard still offers ample room for kids and pets to enjoy. Conveniently located close to local schools, parks, shopping centres and public transport, this is a home that truly ticks all the boxes for comfortable and versatile living.

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	RVXHWU
Property Type	House
Land Area	749 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

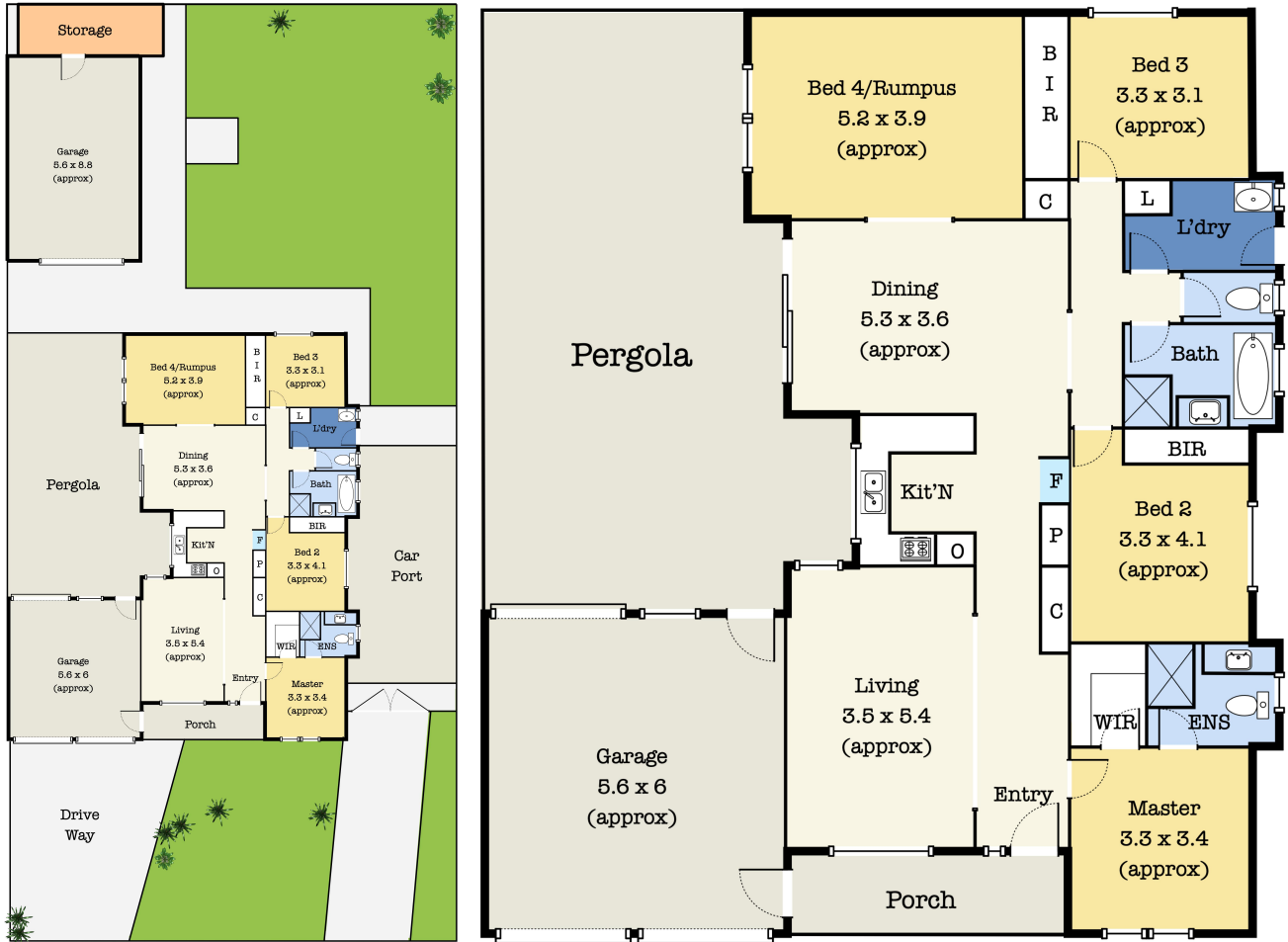
LJ Hooker Melton (03) 8797 5588

307 High Street, MELTON VIC 3337

melton.ljhooker.com.au | admin@ljhmelton.com.au



Floor Plan



256 Bulmans Rd, Melton West VIC 3337

*This floorplan is for illustration purposes only and no warranty is given to the accuracy. Purchasers are advised to carry out their own investigations. All the dimensions are approximately.

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.

