

35 Westmelton Drive, Melton West

## Opportunity Awaits at Westmelton Drive

LJ Hooker proudly presents 35 Westmelton Drive, Melton West. Featuring three generous bedrooms, a central bathroom, a fully equipped kitchen, and separate living and dining zones, all set within a functional layout that offers plenty of space and flexibility. With its clean slate appeal, this home is a fantastic blank canvas ready for you to personalise, renovate, or simply move in and make your own.

Step outside and you'll discover even more to love. The expansive carport provides excellent off-street parking, while the generous garage or workshop is perfect for storage, hobbies, or weekend projects. A covered outdoor pergola area enhances the lifestyle appeal, offering a fantastic space to entertain or simply enjoy the outdoors in comfort.

Located close to schools, local parks, public transport and just minutes from Woodgrove Shopping Centre and Melton Waves Leisure Centre, this home is positioned for convenience and ease of living. Whether you're a first home buyer, investor or downsizer, this property is a fantastic opportunity to secure a solid home in a growing and well-connected community.

3 1 3

**FOR SALE**  
\$490,000 - \$530,000

### AGENTS

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



Don't miss your chance to secure this fantastic opportunity. Contact Daniel Mammone or Zoe Crooks today to arrange your private inspection and see the potential for yourself!

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	6PVHWU
Property Type	House
Land Area	587 m2

### Zoe Crooks 0426 796 001

Sales Director | [zoe.crooks@ljhmelton.com.au](mailto:zoe.crooks@ljhmelton.com.au)

### Daniel Mammone 0426 467 803

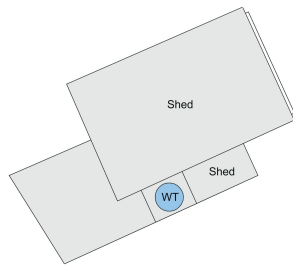
Sales Executive | [daniel.mammone@ljhmelton.com.au](mailto:daniel.mammone@ljhmelton.com.au)

### LJ Hooker Melton (03) 8797 5588

307 High Street, MELTON VIC 3337

[melton.ljhooker.com.au](http://melton.ljhooker.com.au) | [admin@ljhmelton.com.au](mailto:admin@ljhmelton.com.au)





### 35 West Melton Drive Melton West VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.