



40 James Cook Drive, Melton West

The Workshop You Want, the Renovated Home You Need!

Welcome to 40 James Cook Drive, Melton West, a beautifully renovated four bedroom home that combines modern comfort, practicality and versatility. Perfect for first home buyers, growing families, tradies or anyone seeking additional space, this move in ready property has plenty to offer.

Step inside and discover a refreshed interior with modern finishes, stylish flooring, new carpet and blinds, fresh paint and downlights throughout, creating a welcoming atmosphere. The thoughtfully updated home offers four bedrooms, a central bathroom featuring an extended shower and comfortable living spaces designed for everyday family living.

At the heart of the home, the renovated kitchen features a skylight that brings in natural light, complemented by a new oven and cooktop, along with a dishwasher for everyday convenience. Ducted heating and split systems throughout the home provide comfort across the seasons, while solar panels help to reduce ongoing electricity costs.

The front of the home offers added security and privacy with a secure electric front gate and roller shutters, creating a comfortable and

4 1 8

FOR SALE
\$609,000 - \$669,000

VIEW
Sat 10th Oct @ 2:30PM - 2:50PM

AGENTS
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Interested parties must rely solely on their own enquiries.

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enclosed setting. A separate side gate provides direct access to the backyard and workshop, making it ideal for those needing additional vehicle access or secure storage.

Outside is where this property truly sets itself apart. Complementing the landscaped grounds, the impressive 6.1m x 10m powered workshop features two roller doors, a split system and a sink, offering excellent accessibility, comfort and versatility. Whether you're a car enthusiast, tradie, hobbyist or simply need extra space for vehicles, equipment and tools, this substantial workshop is a standout feature.

Conveniently positioned in the heart of Melton West, the home offers easy access to Woodgrove Shopping Centre, schooling of all levels, public transport, parks, sporting facilities and more.

You won't want to miss this one! A renovated home with a large workshop and direct side access awaits. Contact Daniel Mammone on 0426 467 803 to arrange a private viewing.

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	S3XHWU
Property Type	House
House Size	188 m2
Land Area	670 m2

Daniel Mammone 0426 467 803

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Floor Plan



40 James Cook 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.