



47 Westmelton Drive, Melton West

## Renovated Home, Prime Position

Located in a highly sought-after pocket, this renovated home sits on a generous 689m<sup>2</sup> (approx.) block and offers the perfect balance of space, comfort, and convenience.

Step inside to discover four well-sized bedrooms, including a spacious master featuring a walk-in robe and a beautifully updated en-suite with an extended shower and relaxing bathtub. The remaining bedrooms all include built-in robes and are serviced by a central bathroom and separate toilet.

Designed with functionality in mind, the home boasts multiple living zones, ideal for growing families, along with a dedicated study nook perfect for working or learning from home. The fully equipped kitchen offers ample storage, gas cooking and a dishwasher, all seamlessly connected to the main living and dining areas.

Step outside and enjoy a large backyard with plenty of room to move, complete with a pergola for outdoor entertaining, a double carport, gated side access, and a substantial garage/workshop - ideal for tradies, storage or hobby use.

Comfort is assured year-round with ducted heating and evaporative cooling, creating a welcoming environment no matter the season.

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.

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**FOR SALE**  
\$550,000 - \$570,000

### AGENTS

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### AGENCY

LJ Hooker Melton  
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LJ Hooker

Positioned just minutes from schools, public transport, parks, local shops, and Woodgrove Shopping Centre, this well-rounded property presents a fantastic opportunity for families, first home buyers, or investors wanting to secure a quality home in a convenient location.

Contact Daniel Mammone or Zoe Crooks today to arrange a private viewing and take the next step toward securing this fantastic property.

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	R80HWU
Property Type	House
Land Area	689 m2

**Zoe Crooks 0426 796 001**

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