



## Melton West, 48 Argyll Circuit

Spacious Family Living with Endless Potential in a Prime Location!

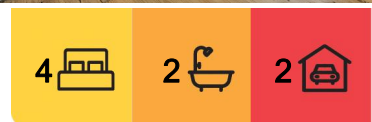
LJ Hooker Melton is thrilled to present 48 Argyll Circuit, Melton West. Set on a generous 745m2 block (approx.), this property is perfectly located in a highly sought-after area, just moments from schools of all levels, public transport, Woodgrove Shopping Centre, parks, and more! Offering the ideal combination of space and convenience, it's a perfect choice for families and a fantastic opportunity for investors looking to grow their portfolio.

The home boasts a well-designed floor plan, featuring a spacious L-shaped living area that's flooded with natural light, creating a bright and welcoming atmosphere. With plenty of potential, it's an excellent canvas to personalise and transform into your dream home. The property also includes a fully equipped kitchen, a fantastic outdoor pergola area for entertaining, and ample space for kids and pets to play, complete with gated side access and a versatile workshop.

Additional Features



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/R08HWU](http://ljhooker.com.au/R08HWU)

**Contact**  
**Zoe Crooks**  
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**Daniel Mammone**  
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**LJ Hooker Melton**  
**(03) 8797 5588**

- Evaporative Cooling
- Split System
- Ceiling Fans
- Garden Shed
- Workshop
- Gated Side Access for Convenience

Get in touch with Daniel Mammone or Zoe Crooks today to schedule an inspection!

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 About this Property

|                      |                    |
|----------------------|--------------------|
| <b>Property ID</b>   | R08HWU             |
| <b>Property Type</b> | House              |
| <b>Land Area</b>     | 745 m <sup>2</sup> |

### Zoe Crooks 0426 796 001

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

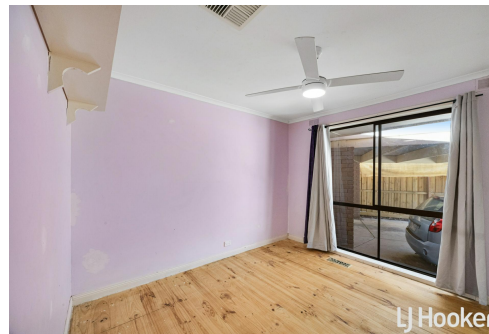
### Daniel Mammone 0426 467 803

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

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## 48 Argyll Circuit Melton West VIC

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



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