



5 Clendon Place, Melton West

Prime Position, Big Possibilities

LJ Hooker proudly presents 5 Clendon Place, Melton West. Nestled in a quiet court and ideally located close to all essential amenities. Enjoy convenient access to schools of all levels, public transport, Woodgrove Shopping Centre, Melton Waves, Melton Indoor Recreation Centre and more! Whether you're a first-home buyer, growing family, investor, or looking for your next renovation project, this home offers a fantastic opportunity to make it your own.

Positioned on an approximately 675m² block, this home offers added privacy with enclosed gates, a secure carport, and a separate lock-up garage. Inside, you'll find 4 bedrooms and 2 bathrooms, with soaring cathedral ceilings enhancing the main living area. The centrally located kitchen includes ample storage and 600mm appliances, while the main bathroom boasts a relaxing spa bath. An additional living area adds flexibility and versatility to the spacious layout.

Step into a backyard designed for relaxed living and family fun! Enjoy entertaining under the pergola area, while the garden sheds offers convenient storage for all your tools and outdoor gear. With plenty of open space, there's room for kids and pets to run, play, and make the most of the outdoors.

Additional Features:

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.

4 2 2

FOR SALE
\$500,000 - \$550,000

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

LJ Hooker

- Ducted Heating
- Evaporative Cooling
- Ceiling Fans
- Spilt System
- Roller Shutters

Take advantage of this incredible opportunity - contact us now to book your 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 DETAILS

Property ID	6PXHWU
Property Type	House
Land Area	675 m2

Zoe Crooks 0426 796 001

Sales Director | zoe.crooks@ljhmelton.com.au

Daniel Mammone 0426 467 803

Sales Executive | daniel.mammone@ljhmelton.com.au

LJ Hooker Melton (03) 8797 5588

307 High Street, MELTON VIC 3337

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





5 Clendon Place 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.

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.

