



52 James Cook Drive, Melton West

Prime Corner Block Opportunity

Set on a generous corner block of approximately 751sqm, 52 James Cook Drive presents a fantastic opportunity in the heart of Melton West. This 3 bedroom, 1 bathroom home boasts a practical floorplan filled with natural light, creating a warm and inviting atmosphere throughout the living and dining areas.

The open plan kitchen is well equipped with a 900mm cooktop, 600mm oven, dishwasher, and abundant storage and bench space, making it ideal for both everyday living and entertaining. Year round comfort is also assured with evaporative cooling, ducted heating, and ceiling fans positioned throughout the home.

Step outside to a large pergola area, perfect for entertaining or relaxing while overlooking the expansive backyard. The property also features roller shutters for added comfort and security, as well as the convenience of a separate toilet located under the pergola area. The corner position with side gate access provides flexibility for secure off-street parking and storage. While ready to enjoy now, the home also offers scope to put your own touches on the interiors, adding personal style and value over time.

Perfectly suited to families, first-home buyers and investors alike, this property combines lifestyle and potential. Located within easy reach of

3 1 2

FOR SALE
\$520,000 - \$550,000

AGENTS

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AGENCY

LJ Hooker Melton
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Woodgrove Shopping Centre, local schools, parks and transport options, 52 James Cook Drive is a home that delivers immediate enjoyment as well as exciting long-term opportunities.

Get in touch with Daniel Mammone or Zoe Crooks today to book your private 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	RDQHWU
Property Type	House
Land Area	751 m2

Daniel Mammone 0426 467 803

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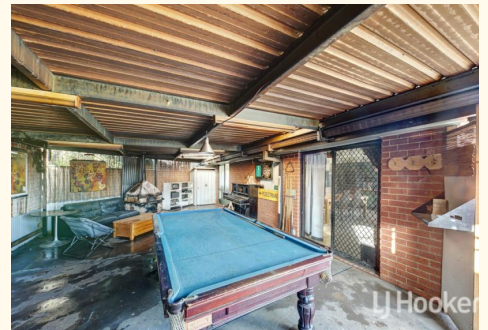
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Floor Plan



52 James Cook Dr, Melton West VIC 3337

**This Blueprint is for illustrative purposes only and no warranty is given to the accuracy. Purchasers are advised to verify with their own measurements.

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