



## Melton West, 53 James Cook Drive

Corner Block Opportunity, Ideal Location!

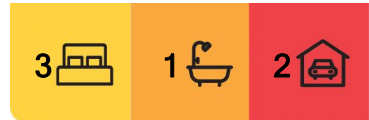
Whether you're looking for your family home, first home or a great investment opportunity, look no further! This residence at 53 James Cook Drive, Melton West enjoys a highly advantageous position, enhanced by its corner block spanning approximately 715m<sup>2</sup>. This home enjoys a strategic placement just a short stroll away from a variety of amenities including: Primary and Secondary Schools, Childcare, Public Transport, Sporting Facilities, Parks, Woodgrove Shopping Centre and more. This advantageous location makes it a perfect choice for a lifestyle that seamlessly combines comfort and convenience.

This home consists of 3 generously sized bedrooms, with the master bedroom featuring a walk-in robe and dual access to the central bathroom. Additionally this property offers a spacious and inviting living area, along with a well-equipped kitchen, all contributing to a versatile floor plan that allows for personalization.

Stepping outside, you'll discover a sprawling open space where children and pets can



**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**  
\$449,000 - \$490,000

**View**  
[ljhooker.com.au/N8SHWU](http://ljhooker.com.au/N8SHWU)

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**(03) 8797 5588**

freely frolic, complemented by convenient garden sheds for all your storage needs and potential side access to the property.

Don't miss this opportunity to own this home or add to your investment portfolio!

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>	N8SHWU
<b>Property Type</b>	House
<b>Land Area</b>	715 m2

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