



Sold



LJ Hooker



LJ Hooker



LJ Hooker

6 Katrina Place, Melton West

Perfectly Positioned Family Home in a Quiet Court

Nestled in a peaceful court location directly across from Woodgrove Shopping Centre, 6 Katrina Place, Melton West offers a fantastic opportunity for first home buyers, families, and investors alike. This beautifully presented four-bedroom home combines comfort, convenience, and practicality all in one appealing package.

Step inside to discover multiple living zones, providing plenty of space for the whole family to relax and unwind. The home features fresh carpets, new paint, and a renovated kitchen equipped with 600mm stainless steel appliances, ample storage, and a modern finish that's sure to impress. Each of the four bedrooms includes built-in robes, while the dual-access bathroom connects conveniently to both the master bedroom and main hallway.

Enjoy year round comfort with evaporative cooling and a wall heater, plus an enclosed carport for secure off street parking. Outside, the property offers a generous backyard complete with a garden shed and a covered pergola area, perfect for entertaining family and friends.

Situated on a generous 765sqm (approx.) allotment, this home is perfectly positioned just moments from schools, public transport and

4 1 2

FOR SALE
\$580,000 - \$620,000

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

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.

LJ Hooker

all major amenities, offering the ideal combination of space, lifestyle and convenience.

Key Features:

- 4 bedrooms with built-in robes
- Renovated kitchen with 600mm appliances & ample storage
- Dual-access bathroom
- Multiple living areas
- Fresh carpets & paint throughout
- Enclosed carport
- Wall heater & evaporative cooling
- Outdoor pergola & garden shed
- Prime location across from Woodgrove Shopping Centre

Whether you're looking to move straight in or secure a smart investment, this property is a must-see!

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	RFQHWU
Property Type	House
Land Area	765 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

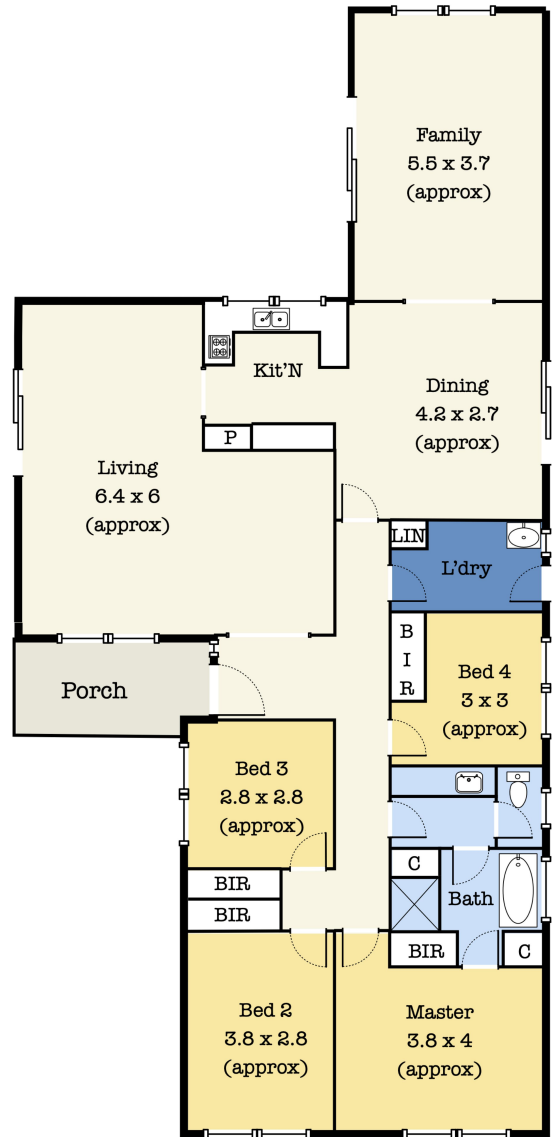
LJ Hooker Melton (03) 8797 5588

307 High Street, MELTON VIC 3337

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



Floor Plan



6 Katrina Pl, Melton West VIC 3337

*This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations.

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.