



9 John Batman Drive, Melton West




Spacious Family Living, Superb Location, Expansive 735m² Block

The Property

Welcome to 9 John Batman Drive, Melton West. This inviting family home offers an excellent opportunity to secure a solid brick residence on a generous allotment. Built by Metricon, and designed with flexibility in mind, the single-level layout features four bedrooms, two bathrooms, a separate study/home office, multiple living zones, and large windows filling the interiors with natural light. Sliding doors open to a pergola and expansive backyard, creating a perfect setting for entertaining, gardening, or future enhancements. Complete with a double garage and direct driveway access, this property is further enhanced by its sought-after location close to schools, shopping, parklands, and transport.

The Point of Difference

- A spacious and versatile floor plan with multiple living zones, including a formal lounge, open dining area, and a large rumpus room, all enhanced by abundant natural light and designed to accommodate both relaxation and entertaining, complemented by a separate study/home office.

4  2  4 

FOR SALE

\$580,000 - \$620,000

AGENTS

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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**

- A wrap-around kitchen with gas cooking, plentiful storage, and a breakfast bar, perfectly positioned at the heart of the home for everyday convenience.
- Four generous bedrooms, including a master suite with walk-in robe and private ensuite, while the additional bedrooms are serviced by a central family bathroom with full-sized bath, shower, and vanity.
- Set on an expansive 735m2 (approx.) allotment, the property boasts a covered pergola overlooking a huge, fully fenced backyard with wide side gate access, offering outstanding space for outdoor living, family enjoyment, and development potential if desired (STCA).
- Additional highlights include a double garage, wide driveway parking, ducted heating, carpeted bedrooms, a separate laundry, and low-maintenance tiled living areas.

The Point of Interest

Superbly located in the heart of Melton West, this home offers the perfect balance of lifestyle and convenience. Just moments from Woodgrove Shopping Centre, you'll enjoy a vibrant selection of shopping, dining, and everyday services, while nearby parklands and reserves provide green spaces for leisure and recreation. Excellent connectivity is assured, with Melton Train Station and major road networks delivering a seamless commute to Melbourne CBD and beyond. Families will also value zoning to Wedge Park Primary School and Melton Secondary College, along with easy access to childcare, health services, and additional education options. With its generous allotment and sought-after setting, this property presents an exceptional family lifestyle in a thriving, well-connected community.

Note. 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. Any school zoning stated based on www.findmyschool.vic.gov.au as of 17/09/25.

MORE DETAILS

| | |
|---------------|---------|
| Property ID | 2H8DHGH |
| Property Type | House |
| Land Area | 735 m2 |
| Including | Ensuite |

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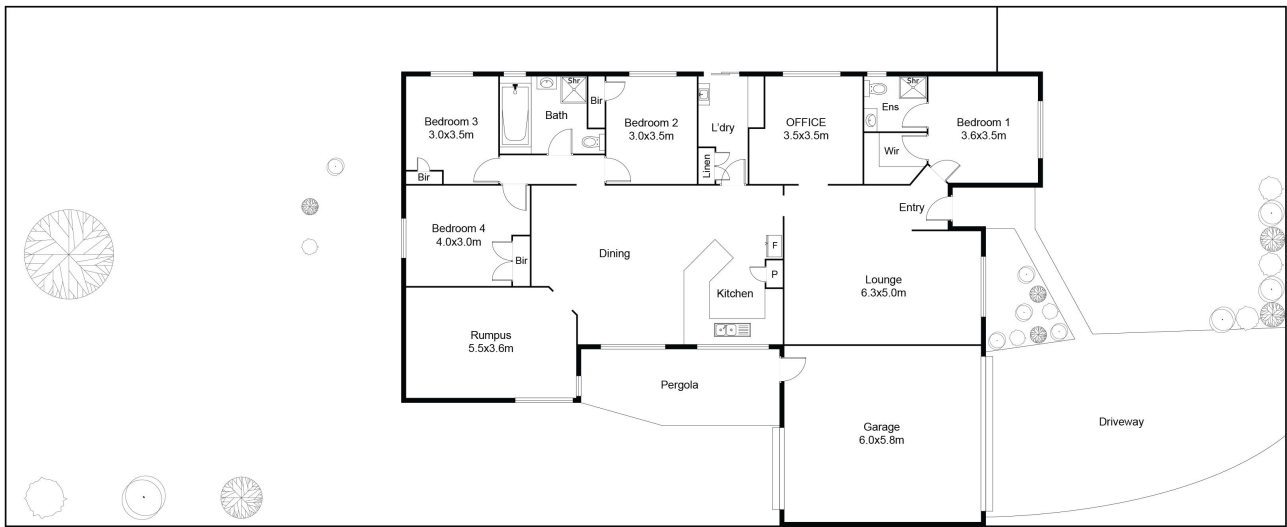
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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