






17 Hilderbrand Court, Sebastopol

## OPEN HOME CANCELLED

Perfectly positioned in a quiet court, 17 Hilderbrand Court, Sebastopol offers an exceptional opportunity for first home buyers, families and investors seeking modern, low-maintenance living. This thoughtfully designed 4 bedroom, 2 bathroom home delivers comfort and practicality, with the master bedroom positioned at the front of the home complete with an ensuite and walk-in robe, while the remaining bedrooms include built-in robes. A separate living area provides versatility for families, and the open-plan kitchen offers ample storage, generous bench space, 600mm appliances and an under-mount sink. The main bathroom is centrally located for easy access from all bedrooms and living areas.

The functional layout extends to a double garage with internal entry and a rear single-door access point, enhancing everyday convenience. With its simple and efficient design, this home is crafted for low-maintenance living without compromising on comfort. Positioned nearby to schooling of all levels, public transport, parks, shopping and more, the location offers excellent lifestyle appeal and strong investment potential.

Outdoors, the low-maintenance yard provides the perfect balance of privacy and ease, featuring side gate access and a welcoming alfresco area ideal for relaxing, entertaining, or enjoying your own

4  2  2 

**FOR SALE**  
\$550,000 - \$600,000

### 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.



peaceful outdoor retreat. Whether you prefer a quiet space to unwind or a yard that's effortless to maintain, this home delivers a private outdoor setting suited to a range of lifestyles.

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	RJ0HWU
Property Type	House
Land Area	426 m2

### Zoe Crooks 0426 796 001

Sales Director | [zoe.crooks@ljhmelton.com.au](mailto:zoe.crooks@ljhmelton.com.au)

### Daniel Mammone 0426 467 803

Sales Executive | [daniel.mammone@ljhmelton.com.au](mailto:daniel.mammone@ljhmelton.com.au)

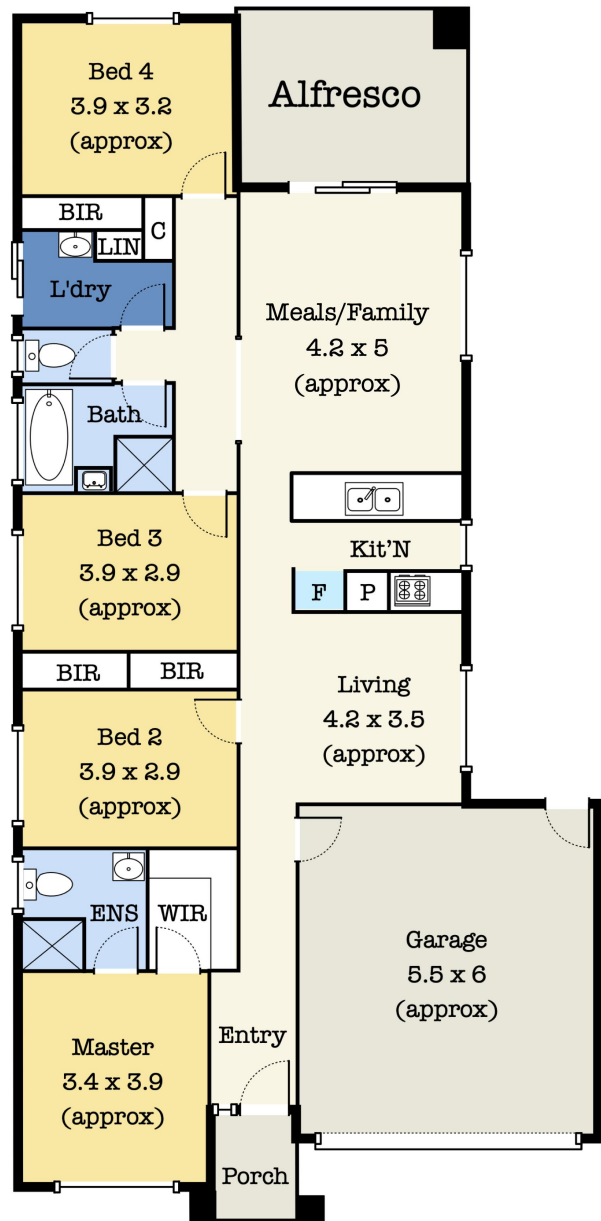
### LJ Hooker Melton (03) 8797 5588

307 High Street, MELTON VIC 3337

[melton.ljhooker.com.au](http://melton.ljhooker.com.au) | [admin@ljhmelton.com.au](mailto:admin@ljhmelton.com.au)



# Floor Plan



## 17 Hilderbrand Court, Sebastopol VIC 3356

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