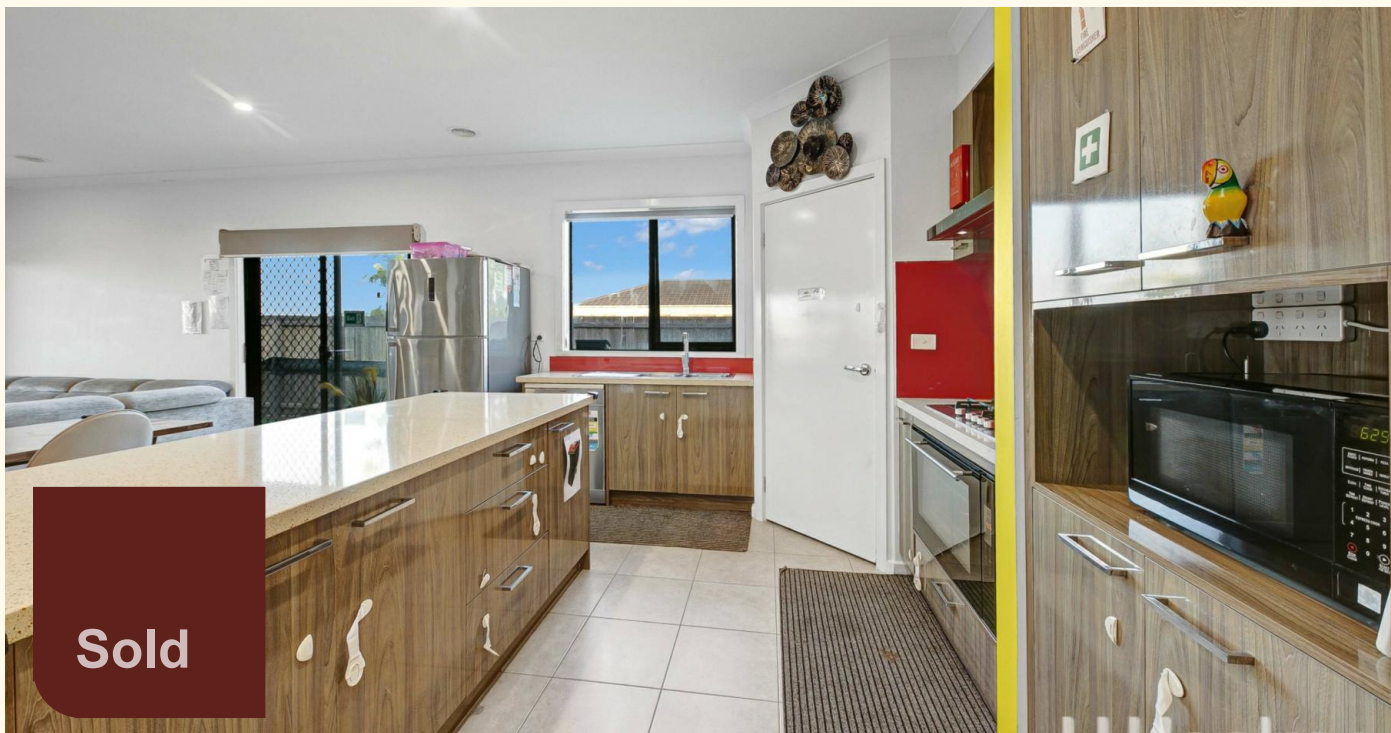




16 Leon Drive, Weir Views

Modern Family Living in the Heart of Weir Views

Welcome to 16 Leon Drive, Weir Views - a beautifully presented family home combining comfort, style, and modern convenience.

This spacious 4-bedroom, 2-bathroom residence offers an ideal layout for growing families, featuring two generous living areas perfect for both relaxation and entertainment. The home includes a double garage, providing secure parking and additional storage.

At the heart of the property is a modern kitchen boasting a stone island benchtop, ample cabinetry for plenty of storage, a walk-in pantry, and 900mm stainless steel appliances - designed to make everyday cooking effortless. The home also features high ceilings throughout, creating a bright and open feel.

The accommodation includes three bedrooms with built-in robes, along with a private master suite featuring a walk-in robe and modern ensuite.

Step outside to the impressive extended alfresco area, ideal for year-round entertaining. The low-maintenance backyard with artificial grass allows you to enjoy the space without the upkeep.

4 2 2

FOR SALE
\$619,000- \$659,000

AGENTS

Yohanna Saad
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Mandeep Kaur
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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

Additional features include:

- Ducted heating and evaporative cooling throughout, ensuring year-round comfort
 - Solar panels for energy efficiency
 - Downlights throughout
 - Modern fittings and a practical floor plan
- Perfectly positioned in a growing pocket of Weir Views, this home offers unbeatable convenience to local amenities, including:
- Al Iman College - a short distance away, ideal for schooling
 - Murrum Primary School - a newly established school providing quality education for younger children
 - Opalia Plaza, featuring Woolworths, Chemist Warehouse, restaurants, medical services, cafés, and everyday essentials
 - Nearby childcare centres, perfect for young families
 - Local parks, playgrounds, walking tracks, and green spaces
 - Easy access to public transport options and major connecting roads
- With comfort, lifestyle, and convenience all in one, this property is an exceptional opportunity for families or investors.

Contact Yohanna Saad on 0423 523 061 to inspect today! - Opportunities like this don't last long!

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	K1VHWU
Property Type	House
Land Area	476 m2
Including	Ensuite Toilets (2)

Yohanna Saad 0423 523 061

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Mandeep Kaur 0415 306 296

Sales Executive | mandeep.kaur@ljhookerbm.com.au

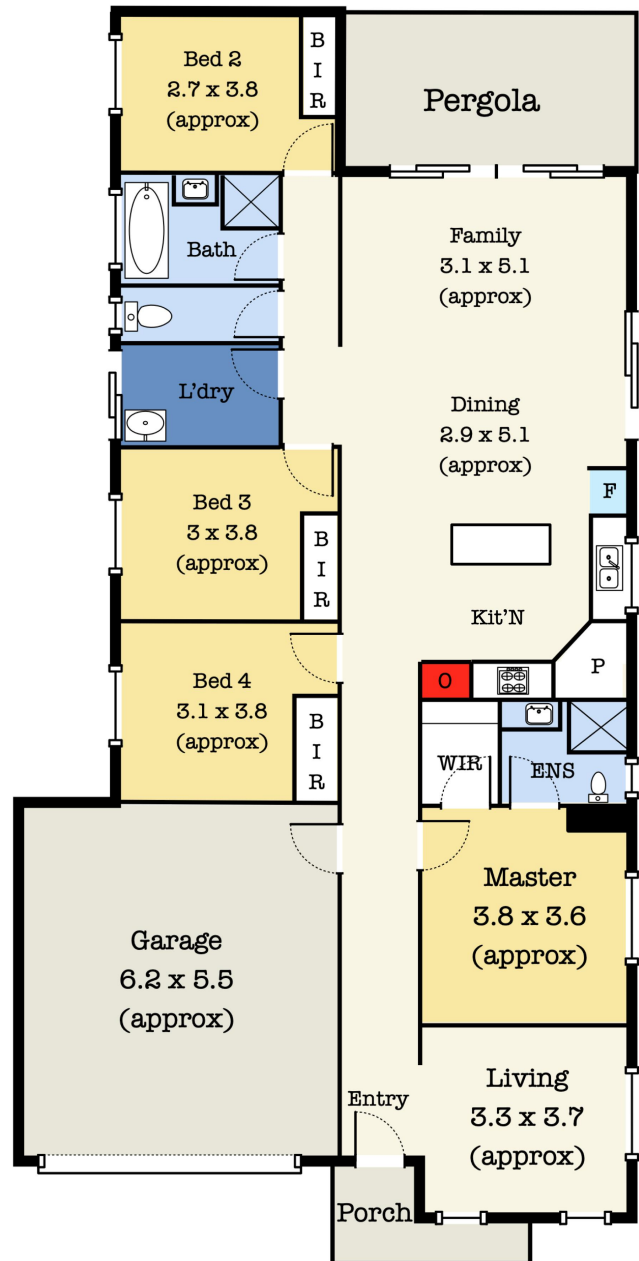
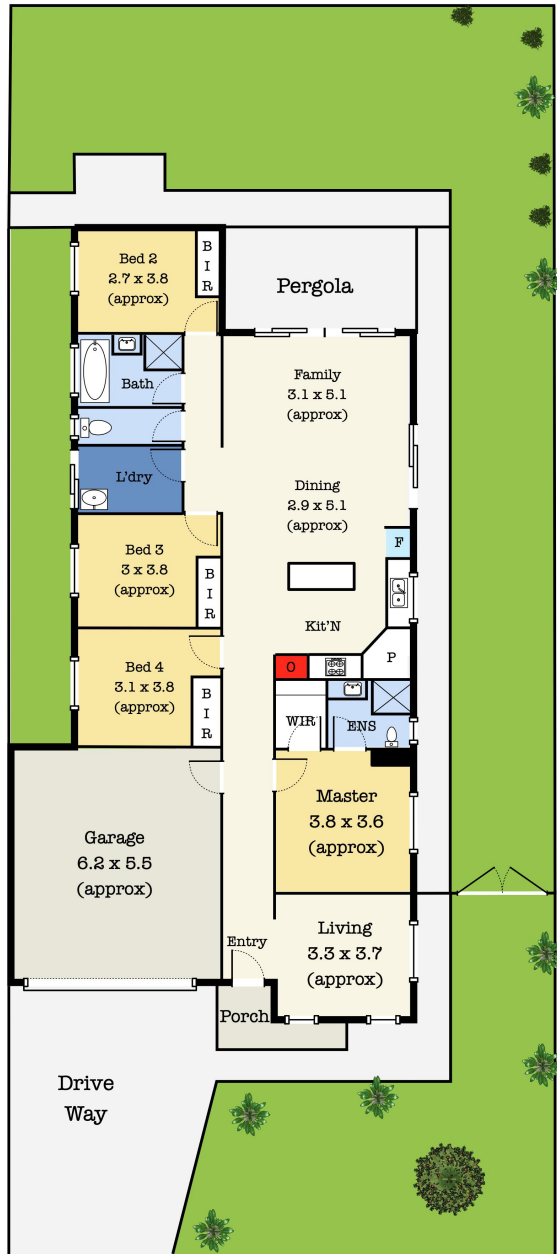
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Floor Plan



16 Leon Dr, Weir Views VIC 3338

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