

22 Moroka Avenue, Weir Views

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## Stylish, Spacious & Move-In Ready - The Perfect Family Package

Positioned in one of Weir Views' most sought-after pockets, this beautifully presented home combines modern comfort, premium finishes, and low-maintenance living - all just a short stroll to Opalia Plaza, schools, parklands, and public transport.

From its striking street appeal to the impressive list of inclusions inside, this home is built to impress.

Key Features:

- Three generously sized bedrooms - Master with walk-in robe and private ensuite; remaining bedrooms with built-in robes
- Central bathroom featuring a full-size bath and modern fixtures
- Dedicated study zone - Ideal for remote work or student use
- Stylish kitchen boasting 40mm stone benchtops, stainless steel 900mm gas cooktop & oven, integrated dishwasher, clear glass

**FOR SALE**  
\$549,000- \$589,000

### AGENTS

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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**

splashback, and a walk-in pantry

- Spacious open-plan living and meals area - Designed for easy everyday living and entertaining
  - Timber flooring for warmth, style, and durability
  - Evaporative cooling and ducted heating to keep you comfortable all year round
  - Solar panels to help reduce energy costs
  - Security cameras for added safety and peace of mind
- Outdoor Oasis:

Slide open the extended full-length doors and step into your own private outdoor retreat - a fully concreted backyard complete with a charming gazebo, ideal for alfresco dining, entertaining, or simply unwinding in the shade. Front and rear gardens are fully landscaped and designed for low maintenance, giving you more time to relax and enjoy.

Prime Location:

- Walking distance to Opalia Plaza - Woolworths, Chemist Warehouse, cafes & more
- Close to local schools and childcare
- Surrounded by parks and walking tracks
- Easy access to public transport and major roads

This home is the perfect choice for first-home buyers, families, downsizers, or investors looking for a high-quality property in a rapidly growing location.

Call Yohanna Saad on 0423 523 061 to Inspect today - homes of this calibre 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 P24HWU  
Property Type House  
Land Area 290 m2  
Including Ensuite

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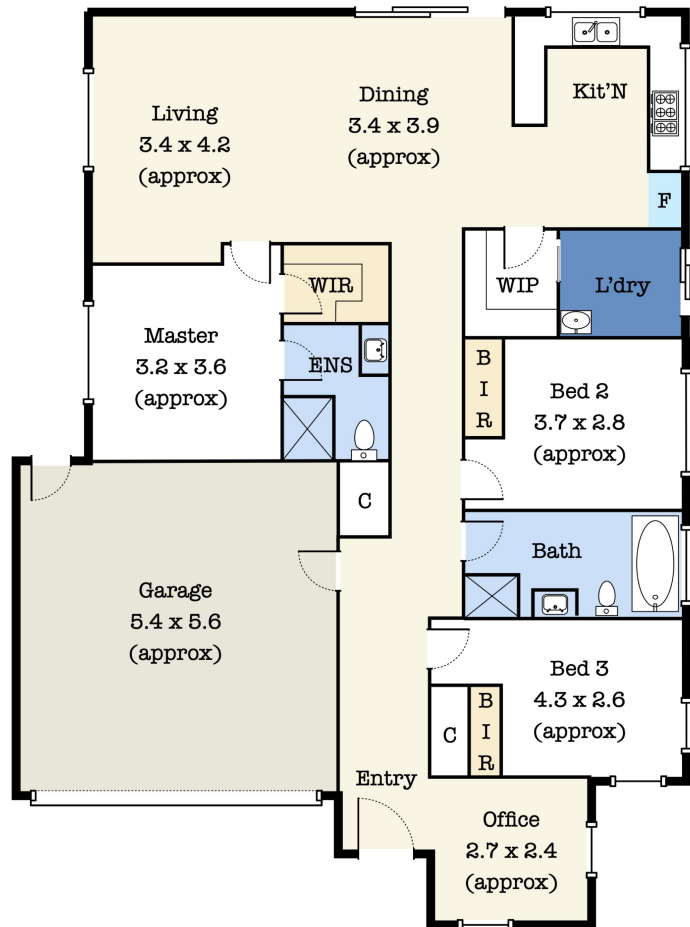
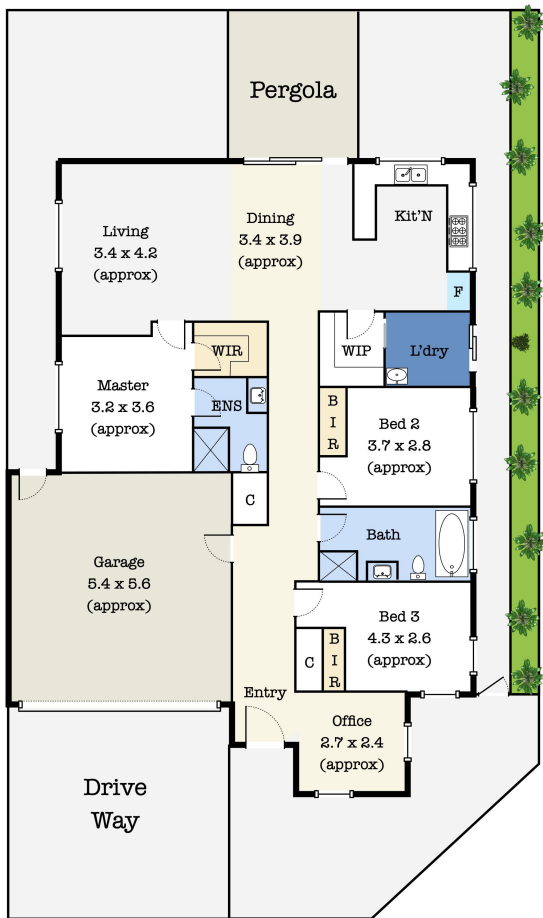
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# Floor Plan



22 Moroka Ave, Melton South VIC 3338

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