



LJ Hooker



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## Weir Views, 65 Moroka Avenue

### Stylish Starter or Smart Investment

Welcome to this beautifully presented 3-bedroom, 2-bathroom home, offering an exceptional opportunity for first-time buyers looking to step into the market, or savvy investors seeking strong growth and rental potential in a thriving, high-demand location. Set in a fast-growing neighbourhood with Weir Views, this modern home delivers easy, low-maintenance living within close proximity to Opalia Shopping Centre, Bus stops, Schools, Parks & more!

#### Property Features:

- Three generous bedrooms, the master bedrooms includes a walking in robe and ensuite while remaining bedroom features built in robes.
- Two bathrooms, including a family bathroom with a full-sized bathtub and modern fixtures
- Kitchen featuring stainless steel 900mm cook top and oven, dishwasher, stone benchtops and ample storage space
- Open-plan living and dining area, filled with natural light



**Disclaimer:** 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.

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2

2

#### For Sale

Contact Zoe Crooks

#### View

By Appointment

#### Contact

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**LJ Hooker Melton**  
(03) 8797 5588

- Private, low-maintenance backyard
- Double lock-up garage with internal access
- Evaporative cooling and ducted heating throughout for year-round comfort

Whether you're starting your homeownership journey or expanding your investment portfolio, this home is the perfect mix of modern living, location, and value. Contact Zoe Crooks on 0426 796 001 today.

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:

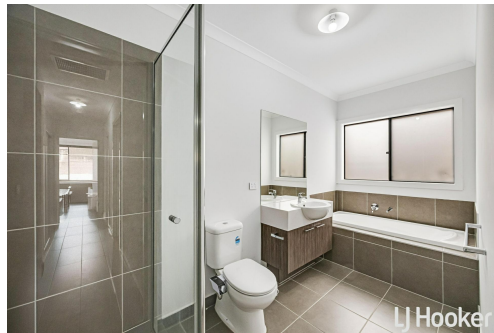
<http://www.consumer.vic.gov.au/duediligencechecklist>

## More About this Property

Property ID	R4MHWU
Property Type	House

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## 65 Moroka Avenue Weir Views VIC

The site plan and floor plan are not to scale. Measurements are indicative and in metres. Bushes and trees are place for illustration purposes.  
Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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