



53 Charlotte Crescent, Wyndham Vale

## 600 SQM, 4 Bedroom Entertainers Delight With Side Access!

Positioned on an impressive 600sqm (approx.) corner block, this beautifully maintained family home delivers exceptional comfort, space and functionality in a highly sought-after location.

Step inside to discover a thoughtfully designed floorplan offering four bedrooms, two bathrooms, and a remote-controlled double garage with a roller door drive-through rear access-perfect for additional parking, trailers, or outdoor projects.

The home is enhanced with a suite of modern comforts, including downlights, security alarm, an 8-camera Swann security system, and 14 high-capacity solar panels producing 6.6kW, significantly reducing energy costs year-round.

Climate control is well-catered for with evaporative cooling, ducted heating, and ceiling fans in three bedrooms including the master.

The master bedroom offers substantial storage, featuring full-width sliding mirrored wardrobes in addition to a walk-in wardrobe, providing

4  2  2 

**FOR SALE**  
OFFER ACCEPTED!!!!

### AGENTS

Vinay Kumar  
0415 316 382  
vinay.kumar@ljhookerbm.com.au

Ricky Singh  
0415 307 406  
ricky.singh@ljhmelton.com.au

### AGENCY

LJ Hooker Melton  
(03) 8797 5588

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 **LJ Hooker**

exceptional convenience and functionality.

The well-appointed kitchen includes a gas cooktop, electric oven, and dishwasher, delivering everyday practicality for busy families. Outdoors, the property boasts fresh landscaping with brand new grass in the backyard, complemented by a garden shed for extra storage.

A standout highlight of the home is the expansive sunroom-the third living area-complete with sliding doors, a home theatre setup, and a cozy fireplace. The sunroom opens onto the westfacing garden, creating the perfect space for sunset entertaining, relaxing with family, or enjoying year-round indoor-outdoor living.

Entertainment and convenience are further elevated by an integrated 2-zone Bluetooth ceiling speaker system, covering both the main living area and the sunroom.

Supporting sustainable living, the property also includes 10,000 litres of water tanks with pumps, ideal for maintaining the gardens or providing an efficient backup water supply. Conveniently set away from traffic, within walking distance to local parks and only moments from Presidents Park, Riverbend Primary School, and Iramoo Primary School, this residence is the perfect option for growing families seeking lifestyle, convenience, and value.

Whether you're upsizing, investing, or searching for the ideal family haven, 53 Charlotte Crescent combines low-maintenance living with outstanding lifestyle appeal in a prime Wyndham Vale position.

(PHOTO ID REQUIRED AT OPEN FOR INSPECTION)  
Contact us today!

LJ Hooker TEAM welcomes you and looks forward to meeting you at the 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.

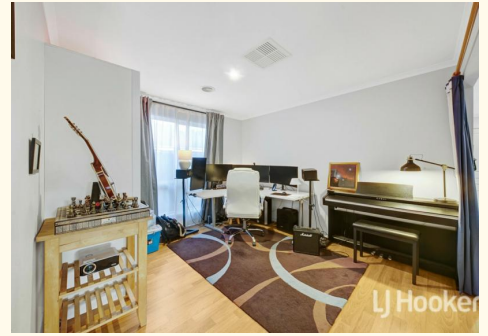
Due Diligence Checklist:  
<http://www.consumer.vic.gov.au/duediligencechecklist>

## MORE DETAILS

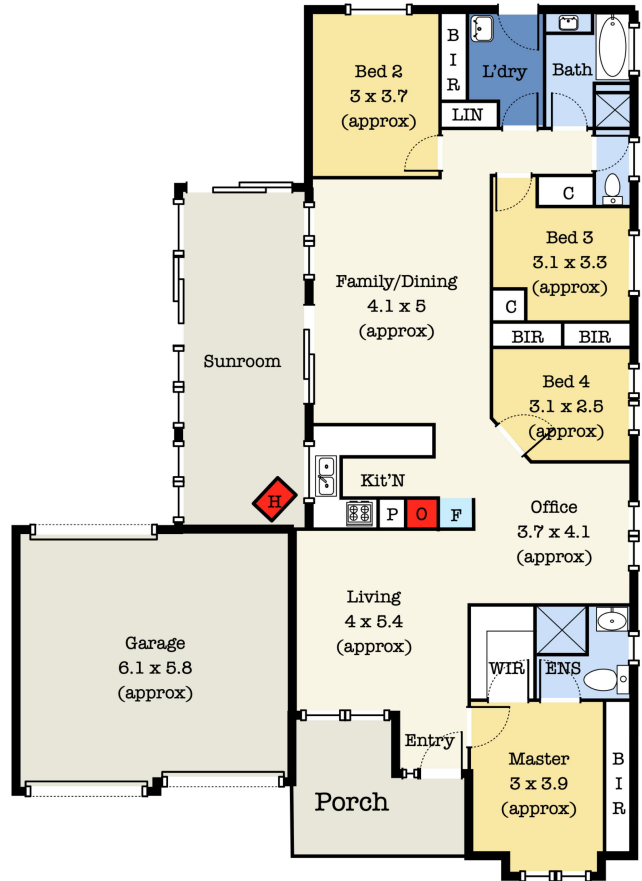
Property ID	RJ2HWU
Property Type	House
Land Area	600 m2

**Vinay Kumar 0415 316 382**  
Sales Executive | [vinay.kumar@ljhookerbm.com.au](mailto:vinay.kumar@ljhookerbm.com.au)  
**Ricky Singh 0415 307 406**  
Sales Agent | [ricky.singh@ljhmelton.com.au](mailto:ricky.singh@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



53 Charlotte Cres, Wyndham Vale, VIC 3024

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

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