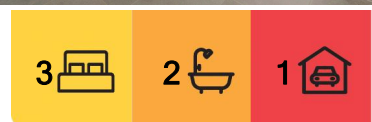


## Wyndham Vale, 14 Melotte Place

Thoughtfully Designed, Inviting Double-Storey Haven - Ideal for Families, Empty Nesters, and Investors Alike!

LJ Hooker Property Point presents 14 Melotte Place, Wyndham Vale. With meticulous attention to detail and a thoughtful design, this warm and welcoming double-storey townhouse is poised to offer a lifestyle of luxury and convenience. Quality features include air conditioning, a fully fenced courtyard alfresco, main bedroom with balcony access, and much more. Located in a gorgeous, peaceful pocket of Wyndham Vale near a range of parks and reserves, this home is perfect for families, empty nesters, and investors, with nearby access to many facilities and amenities including shopping centres, dining and retail opportunities and public transport.

- A tidy, modern anterior greets guest and residents, leading through the welcoming entry to a well-designed living/dining space with large windows and immaculate tiling underfoot, then on into the bright and airy kitchen.
- Three carpeted bedrooms with built-in robes include the expansive main with impressive



**For Sale**  
\$420,000 - \$430,000

**View**  
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en suite and access to the neat upstairs balcony, perfect for relaxing with a morning cuppa with views overlooking the neighbourhood.

- Modern main bathroom is fitted with a relaxing bathtub, separate spacious shower, and tidy vanity with under sink storage and gleaming mirror.
- Well-appointed kitchen is a beautiful space for making family meals, offering a built-in pantry, plenty of storage space, lovely island benchtop/breakfast bar, dishwasher, built-in oven and cooktop.
- Set upon a generous block, this property includes a fully fenced, low maintenance courtyard with concreted alfresco, established greenery, fold-down clothesline, and garden shed for additional storage.
- Further highlights include a single garage, additional driveway parking space, separate internal laundry, air conditioning, downlights, low maintenance landscaped front garden, and large windows for a light, bright atmosphere.

Residents are perfectly situated to take full advantage of everything Wyndham Vale has to offer. With Melbourne CBD less than an hour away, escaping the hustle and bustle doesn't have to mean missing out on the experiences of the city. Wyndham Vale Railway Station and easily accessible bus routes offer convenient public transport options for commuters. Principal Park Playground and Boxer Drive Park provide serene nearby leisure and exercise facilities. Manor Lakes Central Shopping Centre is a short drive away, as well as a range of exciting restaurant and café options. Local schools include zoned Riverbend Primary School, Manor Lakes P-12 College and more.

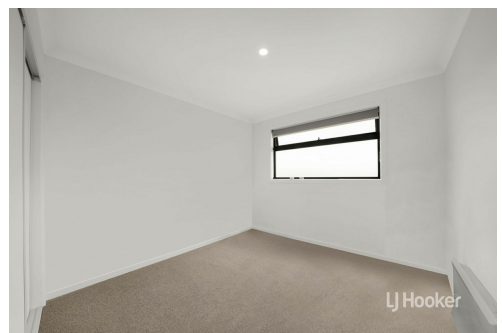
Note. All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Any school zoning stated based on [www.findmyschool.vic.gov.au](http://www.findmyschool.vic.gov.au) as of 12/02/2024.

## More About this Property

Property ID	2EMCHGH
Property Type	Townhouse

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