



## 178 Brooklyn Road BROOKFIELD VIC

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Perfectly positioned in an outstanding Brookfield location and situated on a huge parcel of land 1,056m<sup>2</sup> (approx.) walking distance to Melton Christian College, Melton South train station, Genesis gym and the newly revamped Melton South shopping centre. With unprecedented demand in the area this opportunity is not to be missed.

**Land Size** : 1046 sqm  
**View** : <https://www.ypa.com.au/7399383>

Comprising of three queen size bedrooms with BIRs (master with large WIR and ensuite), front formal lounge, spacious central bathroom with spa bath and large open plan kitchen with ample bench space and storage, overlooking your family sized living/meals area.



**Shane Spiteri**  
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Moving outside, you will be in awe of a spacious backyard with endless potential utilizing, side access, huge concreted patio and the possibility of subdivision for a great



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.