









## 28 James Cook Drive MELTON WEST VIC

This fantastic property is situated on an rare corner allotment of 771m2 (approx.) and offers a possible subdivision opportunity (STCA), surrounded by all local amenities - just moments away from Woodgrove Shopping Centre, local schools, parklands, child care facilities and public transport.

Comprising of three great sized bedrooms, all complimented by quality window furnishings, a large formal living area upon entry, a well-appointed kitchen featuring ample storage/bench space and stainless steel appliances, adjoining meals area leading to your huge outdoor entertaining space and a spacious separate laundry with external access - this home provides everything required to make this property your next family residence or investment.

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Land Size: 771 sqm

View: https://www.ypa.com.au/7399503



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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 an 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.

