



## 11 Hilton Way MELTON WEST VIC

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This beautifully established dwelling, is a great opportunity for investors and owner occupiers alike, and is ready for you to move straight in -perfectly situated close to shops, schools, parklands and public transport.

This spacious home comprises of a large formal lounge upon entry, three great sized bedrooms with built in robes, master bedroom complete with access to bright bathroom, an extremely generous kitchen further complimented by ample storage, stainless steel appliances, and overlooks the on-flowing meals and open living area that leads perfectly outdoors.

Moving outside, the property is surrounded by beautiful yet low maintenance gardens, plenty of space for the kids to run and play in the cubby house and enjoy the outdoors, whilst you entertain guests in your under-cover BBQ area.

**Land Size** : 730 sqm

**View** : <https://www.ypa.com.au/7399549>



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## 11 Hilton Way, Melton West

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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.

