

11 Heron Way, Melton South, Vic 3338

House For Sale

Tuesday, 31 December 2024



11 Heron Way, Melton South, Vic 3338

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 345 m2

Type: House



Payal Arora



JP Kahlon

\$659,000 - \$679,000

The Roof Real Estate proudly presents an absolutely impeccably stunning brand new property located in the very heart of all there is great about Melbourne's West. With parks within walking distance, the new Strathulloh Primary School only 3 minutes of a drive away, and the upcoming Cobblebank CBD in the horizon, there is so much to look forward to in this exclusive locality. Custom built house is on one of the great locations in skylarke estate, Close to all the amenities like Cobblebank train station, Cobblebank Stadium and Strathulloh primary school this house is also securing the ultimate entry point into the property market in Melbourne's growing west. Read on to discover the particulars.

SUMMARY OF FEATURES

Entry • Solid timber entry door • Modern Façade • Bulkhead on the entrance

Living • Spacious Living with built in cupboards & niches in main wall • Refrigerated heating & cooling

Chef's Kitchen • Bulkhead in the kitchen • 40mm stone benchtop with waterfall • Spacious walk in pantry with dual • Dishwasher • Upgraded 900mm appliances fitted • Premium range Tiled & splashbank

Master's Suite • Spacious Master bedroom • Walk-in-robe with built in cupboards • Double vanity in ensuit & floor to ceiling tiles • 40mm bench top

Bedrooms • Evaporative heating & cooling to all bedrooms • Quality floorboard in all the rooms • Spacious Size bedrooms with built in cupboards

Common Bath • Floor to ceiling tiled bathrooms • 40mm benchtop • Chrome tapeware • Single vanity • Bath Tub

Throughout • Quality timber flooring to all main living areas • LED Downlights throughout the house

Miscellaneous • Laundry • Refrigerated Cooling & Heating • Extra Linen storage • Fully fenced • Concrete driveway

Amenities • Walking distance: • Atherton's Palara Linear Park with an outdoor gym short min drive to: • Strathulloh Primary School - Newly opened P-6 in Atherstone • Atherstone Traffic School - teach kids safe road rules short min drive to: • The Place Cobblebank - restaurants, cafes & more (Opened mid-April 2024) • Cobblebank Stadium - Sports clubs, facility hire, community programs & more • Aspire Childcare Centre - Atherstone 5 min drive to: • Atherstone athletics track with Melton's Little Athletics Centre for kids. 6 min drive to: • Cobblebank Station - Newest V line Station in the area • St Francis Catholic College - Cobblebank Campus (Newly Opened) • Cobblebank Village - Coles, Jetts Fitness, hairdressers & more 8 min drive to: • Western Freeway - Inbound and Outbound • Central Square Thornhill Park - IGA, pharmacies, retail spaces & more • Bunnings Melton, multiple retail stores, fast food and more 15 min drive to: • Wood grove Shopping Centre

Future Developments • Melton Hospital under construction • Government primary school in walking distance • New park/playground in front of house... So much more, The Strathulloh portion of Melton South has an increasingly exclusive amount of upcoming developments, schools, parks and a very tight-knit community with a firm focus on family living, making this area one of the fastest growing regions in the state. So, before this property falls out of reach, call and enquire with Payal Arora on 0435 821 541 or Email payal@theroofrealestate.com.au Harpreet Mangat 0416 412 414 Email mangat@theroofrealestate.com.au

For a Due Diligence Checklist, please refer to the following link:
<http://www.consumer.vic.gov.au/duediligencechecklist>. **DISCLAIMER:** All dimensions provided are approximate. The information given is for general purposes only and does not constitute any representation by the vendor or agent.