



## 13 Gautam Grove MELTON WEST VIC

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Located in the forever popular and prestige estate Arnolds Creek has to offer, this immaculate family home is sure to fulfil all your desires. Comprising of four great sized bedrooms, master with walk in robe and full ensuite, theatre room, formal lounge, open family/meals arrangement adjoining to an oversized entertainment area with decking. The central hub of the home consists of a fine example of a quality kitchen, stainless steel appliances, split system cooling & gas ducted heating; double remote garage with internal access. Outside consists of a low maintenance garden. The home is situated on an impressive sized allotment of 622m (approx), be sure to have this one on your inspection list, as inspections are truly our pleasure.

**Land Size** : 623 sqm  
**View** : <https://www.ypa.com.au/7399418>



**Vickie Ramon**  
0403 194 621



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ypa

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.

