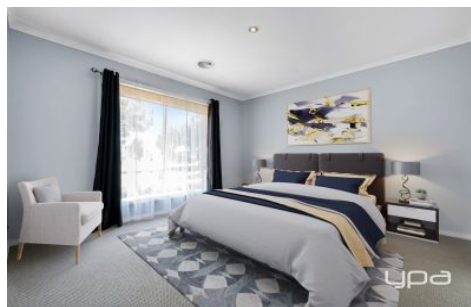




In conjunction with  
**Ian Reid**  
Vendor Advocates



## 26 Staton Crescent Melton West VIC

3 2 2

This beautifully presented home is the pride of the owner and will make the next family enjoy it for many years to come. Spacious kitchen and light-filled family meals area provide total comfort, ducted heating, evaporative cooling & roller shutters complemented by three bedrooms with robes, master with ensuite and walk in robe and a large central bathroom.

A double garage that has been converted into a rumpus room. Large alfresco area, generous garden area set on an approx. 535m<sup>2</sup> allotment. Appeal in a highly convenient location in Westlake's. This wonderful home needs to be inspected to be appreciated, set in a quiet cul-de-sac location close to all local amenities.

**Price** : \$ 540,000  
**Land Size** : 535 sqm  
**View** : <https://www.ypa.com.au/7486483>



**Vickie Ramon**  
0403 194 621

Avoid disappointment, inspections are our pleasure!



## 26 Staton Crescent, Melton West



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.

