



## 20 Sugarloaf Bend BROOKFIELD VIC

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With location that offers the best of both worlds - a peaceful suburban setting and quick access to essential amenities- this home is truly a gem in Brookfield. With a solidified country Victoria feel to the property you feel a sense of isolation from your neighbours creating a quiet and serene place to call home. Welcome to your new home in Brookfield, where convenience meets charm.

This impressive 4-bedroom residence is perfectly situated on a massive 1,540m<sup>2</sup> (APPROX.) parcel of land, with a creek reserve in front it is the perfect frontage, while offering easy access to schools of all levels, Western Freeway access and is in close proximity to the Melton South Train Station, all while providing a distinct living experience. This house is not just a residence, its more than just bricks and mortar; it's a testament to craftsmanship and dedication, as it was lovingly owner-built. Every detail

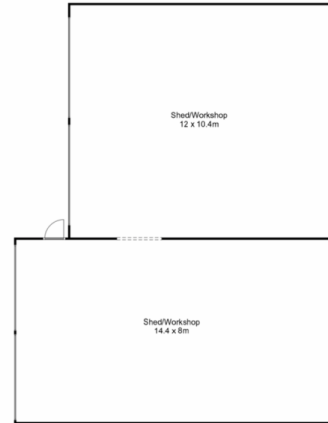
**Price** : \$1,100,000 - \$1,200,000  
**Land Size** : 1542 sqm  
**View** : <https://www.ypa.com.au/7847326>



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## 20 Sugarloaf Bend, Brookfield

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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.

