



## 6 Lightwood Way Brookfield VIC

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Located on a large 544m2(approx.) block in a quiet pocket of Brookfield in the Botanica Springs Estate, this home offers easy access to the newly opened Binap Primary School and established Melton Christian College and only moments away from local parklands, freeway access, Melton Train Station, Station Square Shopping Centre and so much more!

As you step through the front door, you're greeted by a versatile living area that could easily serve as a study or a perfect playroom for kids?offering endless possibilities for how to use the space. Just beyond, you'll find the spacious master bedroom, complete with a luxurious ensuite featuring a double vanity, stone benchtops, and a neutral colour palette.

As you continue through the home, you'll be welcomed by

**Price** : \$ 635,000  
**Land Size** : 544 sqm  
**View** : <https://www.ypa.com.au/8181341>



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## 6 Lightwood Way, 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.

