



**30 Croxton Drive Kurunjang VIC**

4 🏠 2 🚗 14 🚗

This impressive residence is perfectly situated on a massive 8096m<sup>2</sup> (APPROX.) parcel of land which boasts further potential for subdivision (STCA). Offering easy access to schools of all levels, Western Freeway access and is in close proximity to all that the City of Melton has to offer, 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 reflects pride in ownership, including every window providing a picturesque view of your own property, and its ready to become the backdrop for your next chapter.

As you enter the property you are greeted with the large living area creating the perfect space for the family to utilise daily or to host the next movie night. This is further complimented by the convenient dining area, creating an

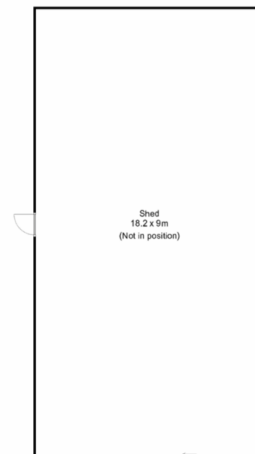
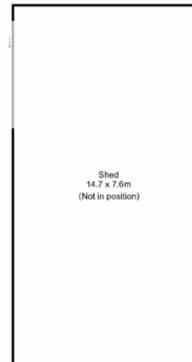
**Price** : \$ 1,225,000  
**Land Size** : 8094 sqm  
**View** : <https://www.ypa.com.au/8265894>



**Shane Spiteri**  
0488 980 115



**Ricky Frew**  
0402 007 100



## 30 Croxton Drive, Kurunjang

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.

