

**76 James Melrose Drive, Brookfield, Vic 3338**



**Sold House**

Tuesday, 17 October 2023

76 James Melrose Drive, Brookfield, Vic 3338

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 646 m2**

**Type: House**



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## Contact agent

Welcome to your dream home in Brookfield! This exceptional five-bedroom, three bathroom residence is a masterpiece of modern living! Nestled in Brookfield, in close proximity to Al Iman Muslim College, Staughton College, Melton South Primary and within walking distance to Melton South Train Station, Melton South Village and Western Freeway access allowing a stress-free commute to the Melbourne CBD. Welcoming you to this immaculate property is an exceptional front façade setting the standard for this phenomenal build, automatic gates secure your front yard while CCTV cameras allow for an extended level of security overlooking this property. Walking through the front gate you are met with a wonderful low maintenance yard, which features gorgeous landscaping with timber pathways leading you to the large upgraded front door. Upon entry, you'll be struck by the grandeur of 9-foot ceilings and upgraded higher door heights that flow throughout the home and a beautiful feature stacker stone wall, setting the stage for the elegance that permeates this home. Situated at the front of the home the first master bedroom which is generously sized hosts a stunning timber feature wall, ceiling fan, large walk-in robe and the stunning ensuite which features floor to ceiling porcelain tiles and stone benchtops. The remaining four bedrooms are all great in size including the second master bedroom located at the rear of the home which holds the same fantastic inclusions as the first master bedroom. Connecting two of the bedrooms is the well thought out two-way main bathroom which also has the same amazing inclusions as the ensuites whilst also featuring a freestanding bath, creating the perfect family floorplan. The heart of the home is the gourmet kitchen, boasting stone benchtops, captivating feature tiling, brand new 900mm appliances, under-mount sink, drop ceiling with pendant lights and a convenient butler's pantry. The ample bench and cupboard space enables plenty of area for the chef of the family to cook up a storm. This overlooks the spacious living area perfect for the family to unwind or entertain guests which is further complimented by the adjacent dining area creating plenty of room for family comfort and entertaining. This continues out into the undercover area, which is perfect for entertaining or utilising as a second living area, whilst featuring a Conara, porcelain tiling and sliding doors providing easy access to the wonderful backyard. Step outdoors to the spacious backyard, with feature bamboo fencing which surrounds the yard, with artificial turf covering the whole backyard. This is further accompanied by the huge side access perfect for trucks, caravans, trailers and so much more. With plenty of space on offer outside for pets and kids to run and play and ample space inside to entertain this property ticks all the boxes for every family. The double car garage has been converted into another entertaining space, with feature tiling and including an immaculate kitchenette which boasts double wall ovens, 900mm gas cooktop and stone benchtops. Making this a great area to utilise for guests or as a third living area to entertain! Special Features Include- Ducted heating, evaporative cooling, 9-foot ceilings, ceiling fans, double blinds throughout, feature timber walls, feature tiling throughout, higher door heights, CCTV cameras, alarm system, upgraded doors, huge side access and so much more! This isn't just a house; it's your forever home. Seize this opportunity to experience the perfect blend of style and functionality. Contact us today to organise an inspection and make this property your own! (Photo ID is Required at all Open For Inspections) At YPA Melton "Our Service Will Move You" DISCLAIMER: Every precaution has been taken to establish the accuracy of the above information but it does not constitute any representation by the vendor/ agent and agency