



## FOR SALE

### EMBRACE THE WYNDHAM VALE LIFESTYLE

Nestled in a quiet street, this modern family home in Wyndham Vale offers unbeatable convenience, with shopping, dining, and transport options right at your doorstep, including the Manor Lakes Shopping Centre and Wyndham Vale Train Station. The single-level layout is designed to maximise natural light, providing a warm and inviting space for families or investors alike.

Step inside to discover a spacious, light-filled interior where every detail is thoughtfully designed. The open-plan kitchen, equipped with stainless steel appliances, a gas stove, and a spacious walk-in pantry, flows seamlessly into the living and dining areas, creating the perfect space for both everyday family living and entertaining. The three bedrooms are generously sized, each with built-in storage, while the primary bedroom offers a serene retreat.

Additional features include ducted heating, evaporative cooling, a large main bathroom with a bath for added convenience. Outside, a fully fenced backyard offers ample space for outdoor entertaining, children's play, or simply unwinding in a private, green setting.

For families, the location couldn't be more ideal, with proximity to quality schools such as Christway College, Wyndham Vale Primary School, and Manor Lakes P-12 College. This home also benefits from easy access to nearby parks, community amenities, and the vibrant lifestyle of Manor Lakes, known for its abundance of green spaces and family-friendly atmosphere.

Perfectly positioned and move-in ready, this home in Wyndham Vale offers the ideal balance of lifestyle and convenience. Don't miss the opportunity to make it yours – arrange your inspection today.

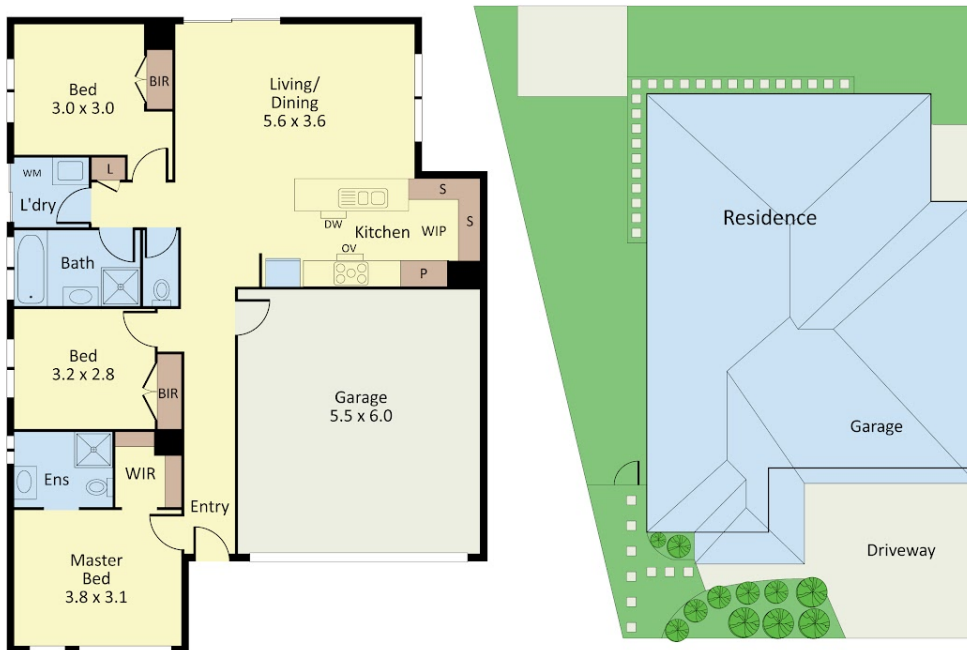
3 BED | 2 BATH | 2 CAR

**PRICE:**  
\$530,000 - \$560,000

**OPEN FOR INSPECTION:**  
N/A



**Samuel Hogan**  
**0401315234**  
samuel@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



### 3 Hound Street, Wyndham Vale

Dimensions are approximate and for illustrative purposes only



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.