



## FOR SALE

### EXCEPTIONAL FAMILY LIVING IN MANOR LAKES!

Situated in a desirable pocket of Manor Lakes, this property offers an ideal mix of space and convenience. Enjoy walking distance to established schools, shops, public transport, and more. You'll be just moments away from Wyndham Vale Train Station, Manor Lakes Shopping Centre, Manor Lakes P-12 College, Our Lady of the Southern Cross Primary School, childcare centers, bus routes, and beautiful parklands.

This magnificent home boasts three generously sized bedrooms, including a master suite with an en-suite and walk-in robe. The additional bedrooms are equipped with built-in robes and share convenient access to a central bathroom.

The impeccably designed floor plan includes an open-plan kitchen, meals, and living area. The sunlit kitchen is equipped with generous bench and cupboard space, stainless steel appliances, and a dishwasher, flows seamlessly into a spacious dining and living area that overlooks the backyard. The single lock-up garage offers secure parking and convenient internal access. For year-round comfort, the home features both ducted heating and split system air conditioning.

Outside, the expansive backyard is designed for both relaxation and recreation. Whether you're hosting gatherings, enjoying outdoor activities, or simply unwinding after a long day, this space offers endless possibilities for creating your ideal outdoor haven.

#### Property Features:

- Master with ensuite and WIR
- 2 bedrooms with BIR
- Central Bathroom
- Laundry Area
- Ducted Heating
- Split System Cooling
- Wired Security Camera System
- SecurityGuard Alarm System
- Remote Controlled Single Garage
- Carpeted Bedrooms
- Tiled Living and Dining Areas

3 BED | 2 BATH | 2 CAR

#### PRICE:

\$500,000 - \$530,000

#### OPEN FOR INSPECTION:

N/A



**Joseph Hanna**

**0423966320**

joseph@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



## 43 Lancewood Road, Manor Lakes

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.