



## FOR SALE

### LUXURIOUS FAMILY LIVING IN THE HEART OF MANOR LAKES!

Nestled in the vibrant community of Manor Lakes, 20 Pedder Street is a stunning double-story residence that exudes elegance and functionality. As you step through the entrance, you'll be immediately captivated by the high quality fixtures and finishes.

This spacious property boasts 4 generously-sized bedrooms, providing ample space for the entire family. The master suite, complete with an ensuite bathroom, offers a serene retreat where you can unwind in comfort.

The home also features a dedicated study, perfect for those who require a quiet workspace or need to accommodate remote work arrangements. Master bedroom is equipped with a two way walk-in robe and the exquisite main bathroom servicing the remaining bedrooms comes complete with a free-standing bath. Perfect for year round relaxation.

Entertaining is effortless with the home's multiple living areas, offering versatile spaces for relaxation and hosting guests. The piece de resistance is the grand kitchen, a true culinary centre piece that sets the tone for the entire home, featuring quality stainless steel appliances, dishwasher and plenty of bench and cupboard space.

Step outside and enjoy the outdoor oasis, perfect for dining and entertaining. The expansive backyard, spanning approximately 713m<sup>2</sup>, provides ample room for children to play, host gatherings, or cultivate a lush garden.

The property is situated in a family-friendly neighbourhood, with easy access to several reputable schools in the area. Our Lady of the Southern Cross Primary School, Manor Lakes P-12 College and Christway College are all within close proximity, ensuring your children's educational needs are well-covered.

For your everyday shopping needs, you'll find a diverse selection of local shops and amenities, including the Manor Lakes Central Shopping Centre, a vibrant hub featuring a variety of retail outlets, cafes, and essential services. The nearby Pacific Werribee, one of the largest shopping centres in the region, also offers an extensive range of shopping and dining experiences.

4 BED | 3 BATH | 4 CAR

#### PRICE:

\$880,000 - \$930,000

#### OPEN FOR INSPECTION:

N/A



**Joseph Hanna**

**0423966320**

joseph@atrealty.com.au

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



## 20 Pedder Street, 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.