

16 Portulaca Avenue, Manor Lakes, Vic 3024



House For Sale

Thursday, 16 January 2025

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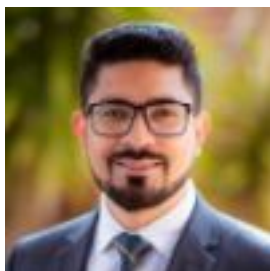
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 262 m2

Type: House



Shameel Javed

0431845558

Contact Agent

****Pay only a 10% deposit on sign-up, and the balance due on settlement.***No stress, no hassle. Fixed house and land.**** Nestled within the sought-after Parkbrook Estate, this impressive 4-bedroom property at 16 Portulaca Avenue, Manor Lakes offers a wealth of amenities for comfortable living. Boasting 4 spacious bedrooms, including a master with an en-suite and walk-in robe, and all additional bedrooms fitted with built-in robes, this home caters to every family member's needs. The open floor plan flows seamlessly through to an open plan kitchen, dining, and living area, providing ample space for relaxation and entertainment. Equipped with stainless steel appliances and ample storage, the kitchen is a chef's delight. Discover a new master planned community surrounded by natural landscapes and open spaces, all within easy reach of shops, transport and schools. 10+ local schools within 10 mins 5 mins to Wyndham Vale Station 5 mins to Manor Lakes Shopping Centre. A variety of open spaces and natural features run through the heart of Parkbrook. Parks, sports fields, wetlands and a conservation reserve are within walking distance of all home sites. A network of family friendly, landscaped walking and cycling paths will connect residents to local schools and shops, the Manor Lakes Town Centre and beyond. Conveniently positioned near parks, public transport & schools, this property offers ease of living and Prosperity. Additional features include ducted heating, split system, and a double remote garage, ensuring comfort and convenience year-round. Don't miss out on the opportunity to call this property home! This package includes:

- FIXED site costs
- 2590mm ceilings
- 40mm waterfall stone edge to island bench
- 20mm stone to vanities
- Premium carpet & tile flooring
- Stainless steel trough & cabinet to laundry
- Tile splashback to kitchen
- 90cm cooktop
- 90cm rangehood
- 60cm electric oven
- Heat pump hot water system
- 1500mm acrylic bathtub with tiled hob
- 75mm cove cornices
- 1 & 3/4 Base bowl sink stainless steel sink
- Premium tapware to kitchen, bathroom, ensuite and laundry
- Fibre connection
- Colorbond garage door
- Tiled roof
- Coloured concrete driveway
- 7-star energy rating & whole of home compliance

House and land price of \$575,000. 10% deposit to secure, nothing more until settlement. Contact Ronak at 0466 858 128 or Shameel at 0431 845 558 to arrange an inspection today. Please note that Photo ID is required for all inspections. **DISCLAIMER:** All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. Please see the below link for an up-to-date copy of the Due Diligence Checklist: <http://www.consumer.vic.gov.au/duediligencechecklist>