



11 Bainbridge Road, Manor Lakes

Prime Manor Lakes Living Close to Every Convenience! APPLICATIONS NOW OPEN

The Property

Welcome to 11 Bainbridge Road, Manor Lakes. Showcasing a contemporary design with four well-appointed bedrooms, multiple living zones and an inviting alfresco. The home delivers generous indoor and outdoor spaces that cater perfectly to everyday living and entertaining. Ideally positioned within the ever-popular Manor Lakes community, you'll enjoy convenient access to local schools, shopping, parklands, public transport and a wide range of lifestyle amenities.

The Point of Difference

- Offering four generously proportioned bedrooms, the home provides excellent accommodation for the whole family, with the spacious main bedroom featuring a walk-in robe and private ensuite, while the remaining bedrooms are fitted with built-in robes and are conveniently serviced by a modern central bathroom complete with quality fixtures and a separate toilet for added family convenience.
- The well-appointed kitchen has been designed to impress, featuring a quality oven, cooktop and rangehood, complemented

4 2 2

FOR RENT
\$510 Per Week

VIEW
Thu 13th Aug @ 1:15PM - 1:30PM

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



by ample cupboard and pantry storage, generous bench space for effortless meal preparation and a practical breakfast bench that creates the perfect spot for casual dining.

- Flowing seamlessly from the kitchen is the spacious open-plan meals and living area, creating a warm and welcoming hub where family and friends can come together. Filled with natural light, this versatile space offers the ideal setting for everyday relaxation.
- Sliding doors extend the living space outdoors to a covered alfresco area, providing the perfect environment for year-round entertaining.
- The low-maintenance backyard has been thoughtfully designed to maximise outdoor enjoyment, with established landscaping providing an attractive setting for children and pets to play safely.
- Completing this impressive home is a range of quality inclusions designed for everyday comfort and convenience, including a secure double remote garage with internal access, ducted heating for year-round climate control, a separate laundry with external access, practical storage solutions throughout and modern finishes that enhance both functionality and style.

The Point of Interest

Situated in one of Manor Lakes' most convenient and family-friendly locations, this home places you within easy reach of Manor Lakes Central Shopping Centre, Wyndham Vale Train Station, local bus services, cafés, sporting facilities, playgrounds, walking trails and an abundance of parklands, making everyday living both easy and enjoyable. Families will appreciate the excellent educational opportunities nearby, with the property currently zoned for Ngarri Primary School for primary education and Manor Lakes P—12 College for secondary education according to the Victorian Government's Find My School website as at today's date. With convenient access to major arterial roads including Ballan Road and Ison Road, commuting throughout Melbourne's western suburbs is made simple, while the continued growth and development of the Manor Lakes precinct further enhances the outstanding lifestyle and investment appeal of this exceptional address.

Note. 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. Any school zoning stated based on www.findmyschool.vic.gov.au as of 28/07/2026. Identification is required on entry to all private and public inspections.

MORE DETAILS

Property ID 2JW6HGH
Property Type House

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