

Manor Lakes, 13 Papaya Walk

Unbeatable Location, Remarkable Home in Manor Lakes

The Property

Welcome to 13 Papaya Walk, Manor Lakes. This delightful home exudes warmth and comfort, with four generously sized bedrooms, two modern bathrooms, and a spacious open plan living and dining area. Complete with a double car garage, this property is situated in the leafy community of Manor Lakes, just moments from parks, playgrounds, shops, and schools, offering the ultimate in convenience and lifestyle.

Point of Difference

- The open-plan layout effortlessly blends the living, dining, and kitchen areas, creating a spacious and inviting atmosphere, filled with natural light, perfect for both relaxed living and entertaining.
- The beautifully designed kitchen is equipped with laminate benchtops, a spacious pantry, and premium stainless-steel appliances, including a 900mm gas cooktop, under-bench oven, and canopy rangehood, all complemented by a stylish tiled splashback.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$485,000 - \$515,000

View
ljhooker.com.au/2G7QHGH

Contact
Mac Naidoo
0452 516 565
mac.naidoo@ljhooker.com.au

Mary Jamal
0451 145 598
mary.jamal@ljhooker.com.au

LJ Hooker Point Cook
(03) 9975 7080

- Accommodation includes four generously sized bedrooms, each with plush carpets underfoot. The main suite features a walk-in robe and a private ensuite, while the remaining bedrooms are fitted with built-in robes and are serviced by a modern bathroom with a shower, bathtub, and separate toilet.
- The low-maintenance backyard offers a peaceful retreat with a concrete patio, perfect for enjoying outdoor moments.
- Additional highlights include a double remote-control garage, ducted heating, split-system air conditioning, separate laundry, quality window furnishings, and downlights throughout.

The Point of Interest

Perfectly positioned for effortless living, this home is just moments from Aspire Early Education Centre and esteemed schools, including Ngarri Primary School, Manor Lakes P-12 College, and Our Lady of the Southern Cross Primary School. Nature lovers will appreciate the nearby Lollipop Hill Park, Manor Lakes Reserve, and scenic walking trails, perfect for outdoor recreation. With Manor Lakes Central Shopping Centre and Wyndham Vale Station just minutes away, everyday essentials, shopping and transport are all within easy reach, ensuring a seamless blend of convenience and lifestyle.

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 17/03/25.

More About this Property

Property ID	2G7QHG
Property Type	House

Mac Naidoo 0452 516 565

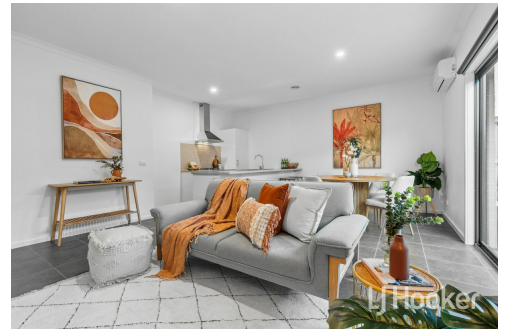
Sales Executive | mac.naidoo@ljhooker.com.au

Mary Jamal 0451 145 598

Sales Associate | mary.jamal@ljhooker.com.au

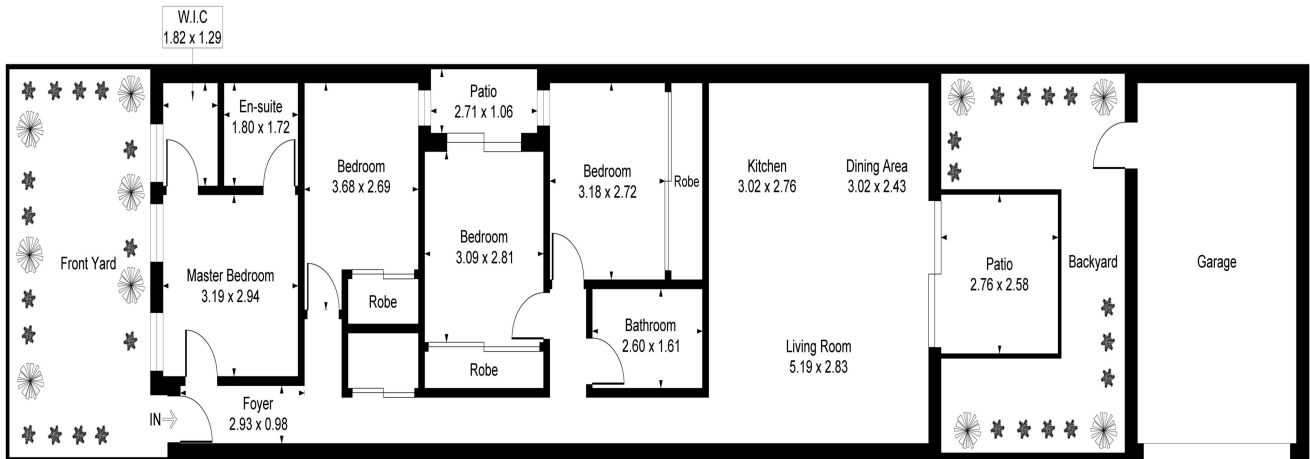
LJ Hooker Point Cook (03) 9975 7080

Shop 211, 4 Main Street, POINT COOK VIC 3030
pointcook.ljhooker.com.au | pointcook@ljhooker.com.au



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FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixtures measurements and dimensions are approximate and for illustrative purpose only. Archer media gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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