

13 Praline Street, Manor Lakes

Exceptional Living with All Amenities Within Easy Reach

The Property

Welcome to 13 Praline Street, Manor Lakes. A remarkable home offering spacious living, comfort, and a desirable lifestyle in one of the area's most sought-after locations. Perfectly suited to growing families, first-home buyers, or investors, this beautifully presented residence features four generous bedrooms, two bathrooms, and a double garage. Ideally situated close to schools, parks, shopping centres, public transport, and a range of essential amenities, this is a home that brings everyday convenience within easy reach.

The Point of Difference

- The generous open-plan layout creates a welcoming environment where living and dining areas flow effortlessly, complemented by a dedicated theatre room, offering the perfect setting for relaxed living, entertaining, or movie nights at home.
- Boasting four generously sized bedrooms, this home provides versatile accommodation to suit a range of lifestyles. The master suite is a private retreat, complete with a walk-in robe and a beautifully appointed ensuite featuring a double vanity. The remaining bedrooms include built-in robes and enjoy easy access to a central bathroom with contemporary finishes.

4  2  2 

FOR SALE

\$590,000 - \$620,000

AGENTS

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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.



- The beautifully designed kitchen features expansive bench space, generous meal preparation areas, a walk-in pantry, and ample storage, perfectly crafted to enhance your cooking experience.
- Nestled on a fully fenced 400m2 approx. allotment, the backyard offers ample open space for outdoor activities and plenty of room to enjoy the outdoors.
- Additional highlights include a double car garage with internal access, neutral colour tones throughout, a separate laundry, and quality fittings that enhance the overall appeal of the home.

The Point of Interest

Situated in a thriving and highly sought-after community, this home offers exceptional access to a wide range of amenities including quality schools, childcare facilities, lush parks, and public transport links. Conveniently located near Lollipop Hill Park and just moments from Manor Lakes Shopping Centre, everything you need, from daily essentials to leisure and education, is within easy reach. Whether you're a first-time buyer, savvy investor, or searching for your next home, this property presents an outstanding opportunity to be part of a vibrant and welcoming neighbourhood.

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 is on www.findmyschool.vic.gov.au as of 22/07/25.

MORE DETAILS

Property ID	2GXJHGH
Property Type	House
Land Area	400 m2

Paul Caine 0421 551 051

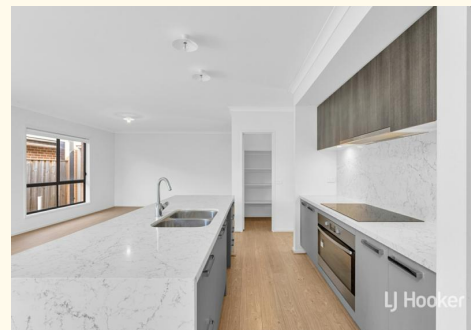
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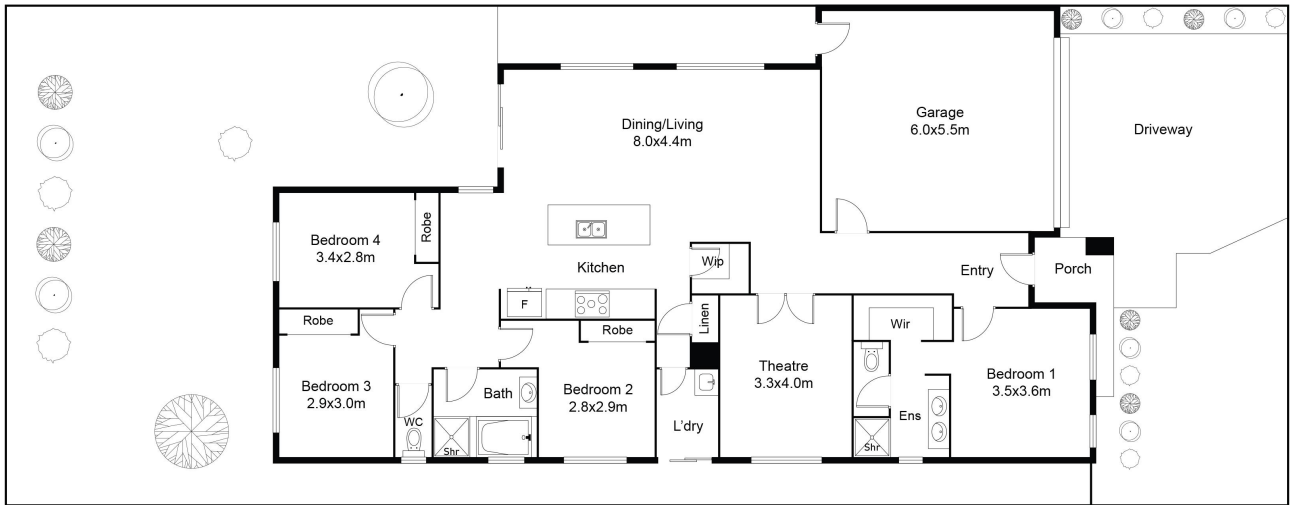
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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



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