

Manor Lakes, 29 Yarraman Road

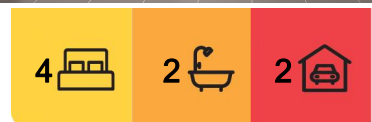
Exquisite Craftsmanship and Premium Features Throughout

The Property

Welcome to 29 Yarraman Road, Manor Lakes. This exquisite home exemplifies modern elegance and luxurious comfort, designed to offer an exceptional blend of style, spacious living, and convenience. Comprising three bedrooms, two bathrooms, open plan living, separate theatre room (or fourth bedroom) and a double garage, this property also boasts landscape gardens and expansive living areas that seamlessly flow between indoor and outdoor spaces. Located in the highly desirable Manor Lakes Estate, just moments from Wyndham Vale Train Station, shopping centres, schools, and lush parklands, this prime location provides everything you need right at your doorstep.

The Point of Difference

- The expansive open-plan living and dining area creates a warm, inviting atmosphere, enhanced by custom-built cabinetry. The separate theatre room, complete with double



For Sale

\$640,000 - \$690,000

View

ljhooker.com.au/2G1FHGH

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doors and high-power points for TV wall mounting, is perfect for movie nights or can be easily converted into a fourth bedroom if desired.

- The home features three spacious bedrooms, with the master suite offering twin walk-in robes and a luxurious ensuite with dual vanities. The additional bedrooms are fitted with built-in robes and share a sleek, modern central bathroom.
- At the heart of the home, the ultra-contemporary kitchen is equipped with stone benchtops, a butler's pantry, high-end appliances including dual ovens, cooktop, dishwasher, soft close cupboards, and ample storage, with a breakfast bar perfect for casual dining.
- The outdoor retreat is designed for seamless entertaining, featuring two separate areas: a decked alfresco and a pergola with exposed aggregate, both perfect for dining and hosting, while enhancing the flow between indoor and outdoor living.
- Immaculately landscaped gardens create a serene outdoor space, offering a peaceful backdrop, while the added outdoor shed provides convenient storage.
- Additional highlights include a double remote garage with internal access, ducted heating, air conditioning, high ceilings, day and night blinds, Crimsafe security doors, downlights, an alarm system and CCTV for added security.

The Point of Interest

Perfectly positioned for effortless living, this exceptional home is just a short stroll from Wyndham Vale Train Station and directly across from lush parklands. Zoned for Manor Lakes P-12 College, with a vibrant shopping precinct, childcare, medical centres, walking trails, and recreational facilities all within easy reach, this home offers the ultimate in 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 11/02/2025.

More About this Property

Property ID	2G1FHGH
Property Type	House
Land Area	448 m2

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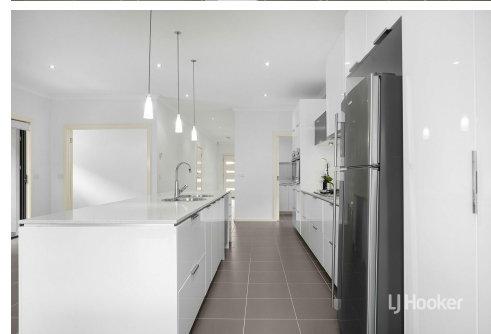
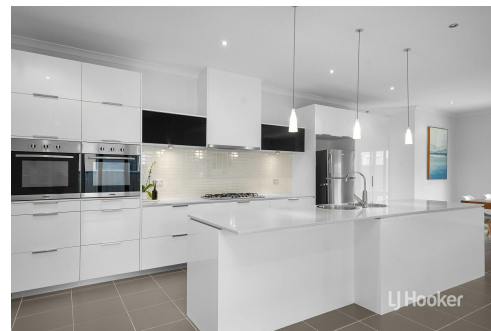
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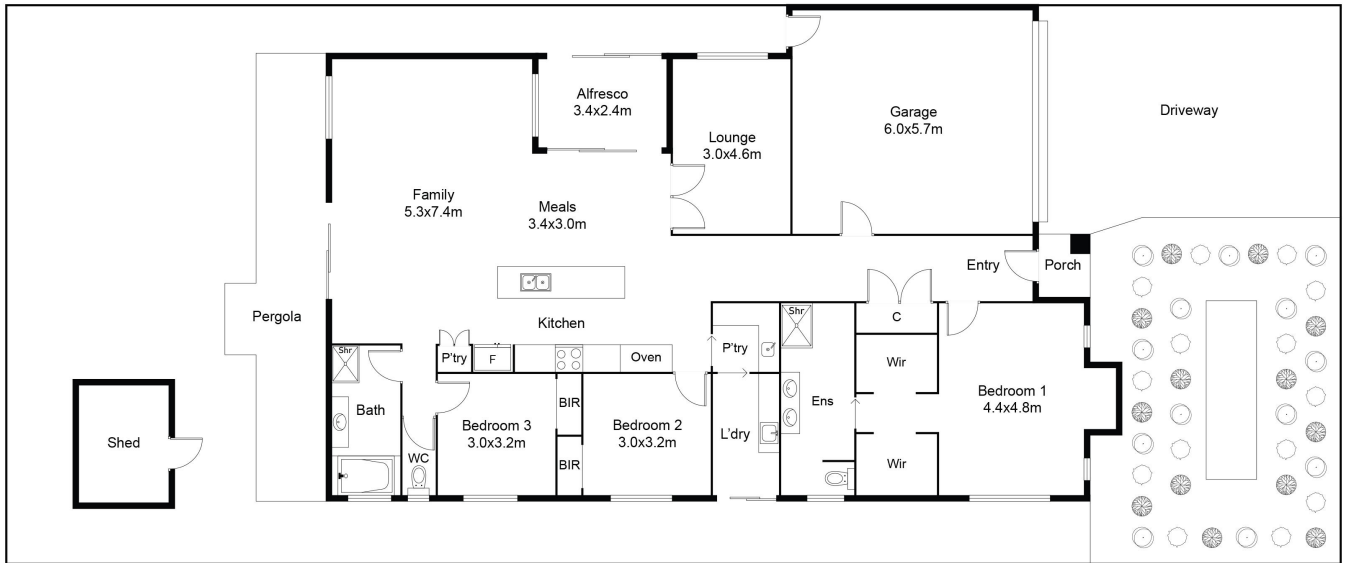
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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