



LJ Hooker



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9 Hindmarsh Drive, Manor Lakes




Sophisticated Family Living with Expansive Backyard Retreat

The Property

Welcome to 9 Hindmarsh Drive, Manor Lakes. A rustic masterpiece exemplifying charm and elegance, this home has been masterfully designed for a sophisticated family lifestyle. Three well-sized bedrooms ensure restful comfort and privacy while the stylish kitchen and warm, welcoming, open plan living zones flow effortlessly to a considerable backyard with covered deck and manicured lawn designed for year-round enjoyment. Perfectly positioned in a welcoming neighbourhood, this residence enjoys nearby access to public transport, peaceful parks, quality schools, and major shopping hubs for a lifestyle of unparalleled ease.

The Point of Difference

- This home's facade offers a timeless yet distinctive warmth, welcoming you to the front verandah and into the home itself with stunning hardwood flooring and a spacious, sun-drenched open plan living/dining/kitchen flowing flawlessly through to the backyard oasis.
- Three generous, carpeted bedrooms offer relaxing interiors, each featuring built-in robes, with the main bedroom hosting double walk-in robes and adjoining access to the central main bathroom

3  1  2 

FOR SALE
\$600,000 - \$660,000

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.

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with pristine double vanity, shower, bathtub, and separate adjacent toilet.

- The gourmet kitchen boasts expansive bench space with stunning island benchtop, abundant storage, and quality appliances, plus access to a paved side alfresco and the main entertainment space off the living zone through magnificent timber-framed double doors.
- The 700m2 (approx.) allotment offers a sizeable backyard retreat featuring timber deck and pergola with adjustable transparent blinds, allowing a clear view of the surrounding gardens and lawn in any weather, as well as an additional paved area off the drive-through garage, and cosy, paved alfresco off the side of the home.
- Additional highlights include a separate internal laundry with side access, double garage with drive-through and verandah access, ducted heating and evaporative cooling, additional parking spaces, backyard shed, water tank, and a clothesline.

The Point of Interest

Situated to offer an exceptional lifestyle, this distinguished address ensures every convenience is within easy reach. Explore the sophisticated retail and dining options at Wyndham Vale Square and Manor Lakes Central, while Wyndham Vale Station provides effortless travel to Melbourne and Geelong. Families are well catered for with Riverbend Primary School, Manor Lakes P-12 College, and other renowned schools within zoning boundaries, as well as premium childcare options nearby. Enjoy abundant recreation at Presidents Park and neighbouring reserves, featuring playgrounds, sporting facilities, serene wetlands, and scenic walking paths. With quick access to major roads and freeways, this locale perfectly balances modern convenience with refined living.

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 25/11/25.

MORE DETAILS

Property ID	2HN8HGH
Property Type	House
Land Area	700 m2

Paul Caine 0421 551 051

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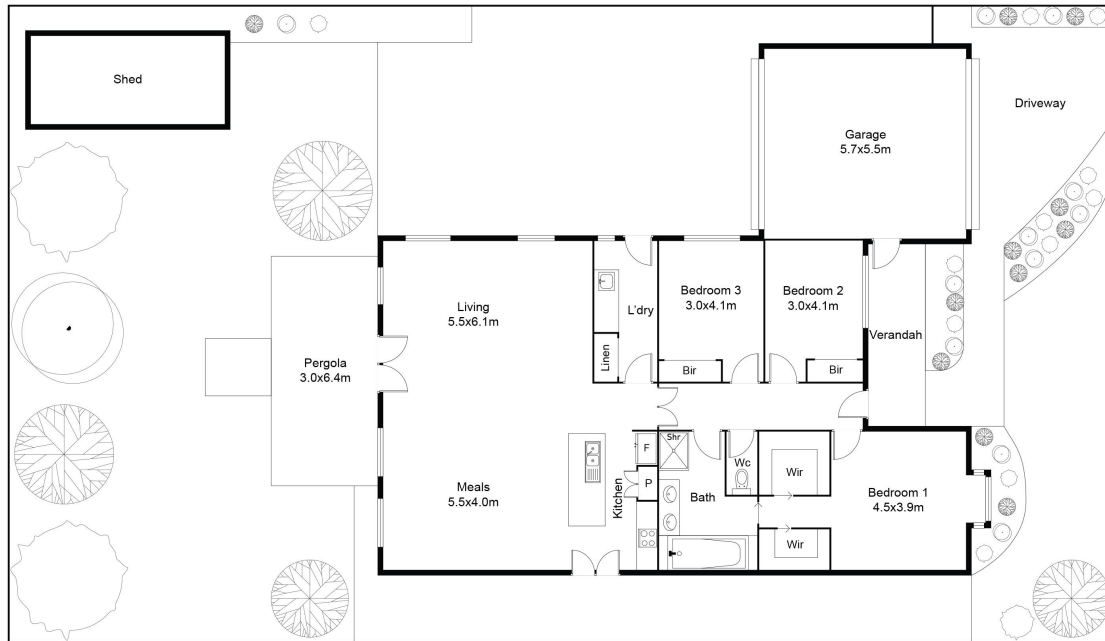
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Realty Photos Wyndham gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed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

